



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

### TO LET - Suite 1 , Unit 1 Riverside House, Heron Way, Newham, Truro, TR1 2XN

- Managed office suites with 1 car parking space allocated to each suite
- £3,840 per annum plus VAT (£320 plus VAT pcm)
- Ground Floor Suite 1 - 240 sq. ft (22.3 sq. m)
- E Use Class provides the flexibility for business, commercial, leisure and retail uses without the need for planning permission
- Situated on a popular business park and industrial estate
- Superfast broadband connection
- 1 mile from Truro City Centre, 1.7 miles from Truro Railway Station, 7 miles from the A30, 20 miles from Newquay Airport

Viewing by prior appointment with:  
**Tim Smart**

e: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com)

t: 01872 300 401 / 07778 577 487



[scp.uk.com](http://scp.uk.com)

## Location

Suites 1A, 1 and 5 are located approximately ½ mile from the City Centre of Truro. Newham links directly to the main A39 road, and the wider road network to the A30 at Carland Cross. 1 Riverside House comprises a development of managed small office suites of various sizes to a high specification in an attractive landscaped environment. The office suites provide the opportunity for a start-up business or a business seeking a small office base in Truro.

## Description

1, Riverside House is of two-storey design and constructed to a high standard with curtain glazing to the front elevation. The unit is of steel framed construction with partial brick walls and profiled plastic coated steel cladding to external elevations. Suite 1 is located on the ground floor of 1, Riverside House and has a high standard of insulation, complimented by double-glazed windows using a grey one-way tint. 1, Riverside House has shared male/female toilets and kitchen facilities located at the rear of the ground floor. Suite 1 has electric heating with superfast broadband connection.

## Tenure

Flexible lease terms.

Suite	Rent Per Month	Service Charge Per Month
1	£320.00 plus VAT	£150.00

The service charge covers building insurance, electricity and water rates, office and window cleaning and refuse collection. There is also shared use of kitchen and toilet facilities.

## EPC

The property has a current EPC rating of D-94.

## Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk) or 0300 1234 151.

## VAT

All rental prices quoted are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the prospective leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

## Services

We understand that all main services are available to the unit, including electricity, water, telephone, superfast broadband, main foul and surface water drainage.

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

## Rateable Value

The rateable values as of 2023 are outlined below:

Suite	Rateable Value
1	£4,450

Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397 , e-mail: [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) or enquiries can be made on-line at the VOA website: [www.voa.gov.uk](http://www.voa.gov.uk).

**Cornwall Office:** Trenoweth, Troubridge Road, Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



## Photos



Suite 1

## Site Plan

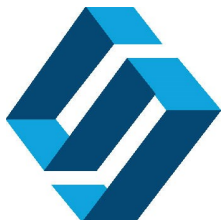


Unit 1 Riverside House outlined in red

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# SMART COMMERCIAL PROPERTY

## Map of Cornwall and Devon



Red icon locating Truro

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