



## SUITE 2 CALENICK HOUSE, TRURO TECHNOLOGY PARK, NEWHAM, TRURO, TR1 2XN

A fantastic modern ground floor office suite based at Truro Technology Park.

Calenick House provides a private secure and gated Commercial Park which has an elevated location providing views overlooking Calenick Creek and the stunning Truro countryside making for a peaceful working environment.

Ample parking is available on site. Located in the heart on Newham, Truro's 'Business District', the offices are a 5 minute drive from the City Centre.

- MODERN GROUND FLOOR OFFICE SUITE
- 759 SQ FT (70.54 sq m)
- LOCATED IN NEWHAM, TRURO'S 'BUSINESS DISTRICT'
- WELL LOCATED TO ACCESS TRURO AND THE A390
- CAR PARK
- NEW LEASE AVAILABLE
- ENERGY PERFORMANCE RATING B (32)

**£12,000 PER ANNUM EXCLUSIVE**

**SCHEDULE OF ACCOMMODATION:**

Ground floor Suite 2- 70.54 sq m (759.3 sq ft) including kitchen of 3.11sq m and store of 1.68 sq m. Toilet and small private meeting room.

3 Car Parking Spaces  
£12,000 PA plus VAT.

Additional parking available via separate negotiation.

**TENURE:**

The Unit is available by way of a new proportional full repairing and insuring lease with other terms to be agreed.

**LEGAL COSTS:**

The ingoing tenant to pay the landlords reasonable legal costs.

**SERVICE CHARGE:**

A modest annual service charge is payable for communal costs. Further details are available on request.

**FACILITIES:**

Air Conditioning  
Ample parking  
Fiber Optic Fast Broadband in all areas  
Lifts to all floors  
Toilets  
Staff Kitchen

**VAT:**

All rentals are exclusive of VAT

**ENERGY PERFORMANCE CERTIFICATE:**

The EPC is within band B (32)

**RATEABLE VALUES:**

These are stated as of April 1st 2023, **including** car spaces:  
Suite 2: £10,250.

Please note these are the rateable values, NOT the rates payable. To calculate the rates payable please visit:  
<https://www.gov.uk/calculate-your-business-rates>  
If this is your only business premises and the rateable value is below £12,000 you may qualify for full rates relief.

**CONTACT INFORMATION:**

For further information or an appointment to view please contact:-

**Thomas Hewitt** on 01872 247025  
Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

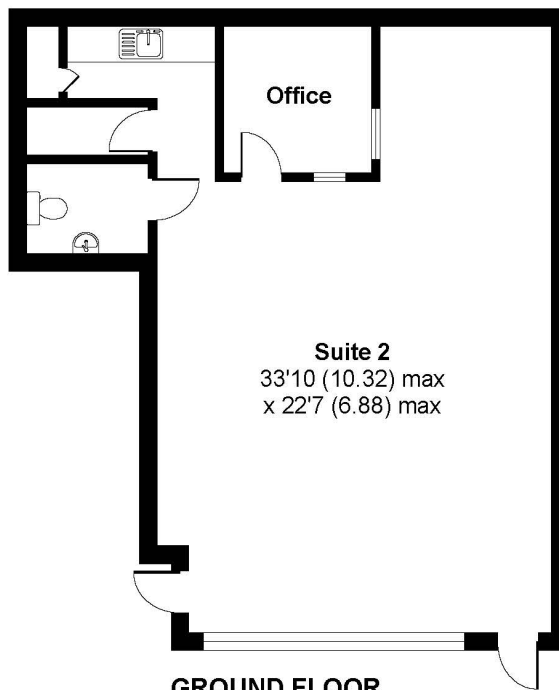
**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



## 2, Calenick House, Truro Technology Park, Newham, Truro, TR1 2XN

Approximate Area = 853 sq ft / 79.2 sq m

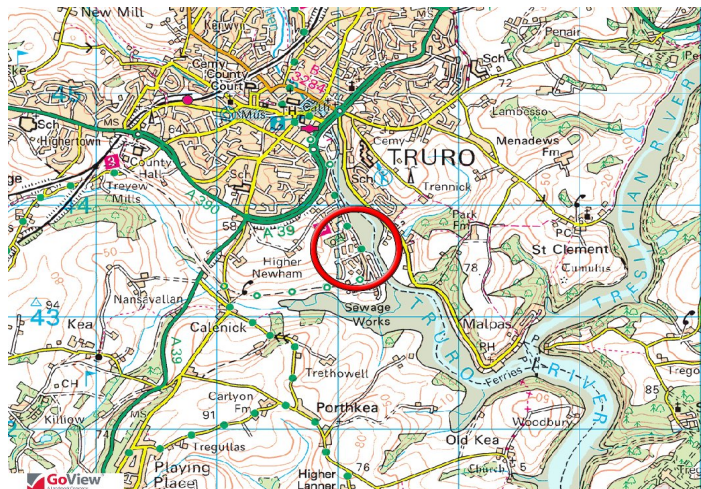
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Miller Commercial LLP. REF: 975795



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