



**To Let/
For Sale**

**£135,000 per
annum/ Price on
application**

Haven House, Quay Street, Truro, Cornwall TR1 2UY

**1,031 sq m (11,095 sq ft)
overall net internal area**

Summary

- Rare opportunity to acquire high profile offices in city centre
- HQ potential building
- Car parking to front and rear
- First time on market in over 25 years
- Development potential subject to planning
- Freehold may be available POA

Location:

The City of Truro is located centrally within the County of Cornwall and is easily accessed from the main A30 arterial trunk route via the A390 at Chiverton and the A39 at Carland Cross. The A30 links with the M5 at Exeter.

Truro is located on the main Great Western railway line, which has daily services to London Paddington. Truro has a resident population of 23,600 and is the administrative centre of the County housing Cornwall Council's main offices.

Haven House is in a high profile location on the edge of the city centre, very visible to Morlaix Avenue which carries a high volume of traffic through the city yet still within easy level walking distance of all Truro's retail, leisure and other amenities.

Description:

The property is a substantial detached office building, purpose built as HQ style premises with accommodation on four floors with staircases and a passenger lift serving all levels. There are also wc facilities on all floors.

Due to the layout of the building it has good levels of natural light to most parts and currently comprises a mix of offices from larger open plan areas to smaller rooms. Most partitions are non structural so the layout can be finely tuned by occupiers to suit their requirements. There are wide ranging views from the building over the City, Cathedral and Truro River making an interesting and attractive outlook. There is parking to the front for approximately 8/10 cars and 6/7 to the rear.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
GF coffee shop/ reception	124.08	1,336
GF main space	154.99	1,668
FF overall	334.25	3,598
SF overall	263.25	2,834
TF overall	154.06	1,658
Total	1,030.66	11,094

Site Area: 0.088 hectares (0.22 acres)

Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents.

The property has gas fired central heating. Interested parties should make their own enquiries.

EPC / MEES:

C (51)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £101,000 making the Rates Payable £51,712 per annum for 2023/24.

Interested parties are advised to confirm the rating liability with Cornwall Council. [Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The building is available to let preferably as a whole or potentially on a floor by floor basis. Rental guide for the whole - £135,000 per annum. Rentals for smaller areas subject to discussion. New leases for a minimum period to be negotiated. Alternatively the freehold may be available – price on application.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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