



# To Let

**Offices**  
**Lower Quay**  
**Newham Road**  
**Truro**  
**TR1 2SU**

£8,500 per annum

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Contact our agent:-  
**Jennifer Petzing**

**01872 242724**

✉ [jpetzing@vickeryholman.com](mailto:jpetzing@vickeryholman.com)

[www.vickeryholman.com](http://www.vickeryholman.com)

## SUMMARY

- Two storey detached offices
- 4 parking spaces
- Level walk to Truro City Centre
- Fibre to the premises

**Vickery Holman**





**LOCATION**

The property is situated in the City of Truro, which is located centrally within the County of Cornwall. Truro is 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.

**DESCRIPTION**

These two storey detached offices are located on Newham Road, a level walk from Truro City Centre. Newham is also a well established office, trade counter and industrial location.

The ground floor accomodation offers an office, meeting room/ office, store, kitchen and WCs while the first floor offers an open plan office.

This office benefits from 4 parking spaces, fibre to the premises and double glazing.

**ACCOMMODATION**

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

IPMS 3:	Sq m	Sq ft
Ground Floor	36.0	387
Limited Use Area	1.5	17
First Floor	43.2	465
Limited Use Area	0.6	7

NIA	Sq m	Sq ft
Ground Floor	36.0	387
First Floor	43.2	465
<b>Total</b>	<b>79.1</b>	<b>852</b>



**SERVICES**

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

**EPC**

EPC Rating: D (92)

**BUSINESS RATES**

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £13,750 effective from 1st April 2010 billing authority reference 22032619050700.

Click [here](#) for advice on how to calculate your liability for the current financial year and to see if you might be eligible for any relief (if you qualify for small business relief up to 100% relief may be available).

As a new occupier of premises you have the right to appeal an assessment if it is too high, we have a team of rating advisors who can provide further advice if required.

**TERMS**

The premises are available by way of a new full repairing and insuring lease with other terms to be agreed.

**LEGAL FEES**

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

**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.



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**Truro Office**

Walsingham House, Newham Quay, Truro, Cornwall, TR1 2DP



**RICS**

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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk) for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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