



## SUITE 3, TRURO TECHNOLOGY PARK, TRURO, TR1 2XN

First Step House comprises a large detached building which provides office accommodation across ground and first floors. The property was constructed circa 2006

Internally, the property has a shared ground floor lobby incorporating stairs and a lift to the first floor. Suite 3 is entirely level and situated on the ground floor, having been subdivided into a number of open plan and private areas

**LEASEHOLD £20,000 PER ANNUM**

**LOCATION:**

Heron Way can be found at the top of Lighterage Hill at the Newham end of Truro. This location is approximately 1.5 miles from the city centre and offers good out of town space to both office and industrial occupiers, with the A30 trunk road approximately 6 miles away.

**DESCRIPTION:**

The premises comprise the ground floor element of a two-storey purpose-built modern office building in excellent condition. The accommodation is noted on the attached plan comprising around 157 m<sup>2</sup> (1690 ft<sup>2</sup>) including an internal meeting room, kitchen, ladies and gents WC's and five car parking spaces.

**SCHEDULE OF ACCOMMODATION:**

Suite 3 is an open plan office premises which has been configured by way of partitioning to provide a large open plan space, together with cellular meeting rooms and a reception area, in all, comprising around 157 m<sup>2</sup> (1690 ft<sup>2</sup>)

**LEASE TERMS:**

A new lease is offered on flexible terms at £20,000 per annum plus vat, with the tenant to be responsible for a fair proportion of all repairs and insurance.

**SERVICE CHARGE:**

The service charge payable by the tenant for common parts is likely to be in the region of £2500/£2750 per annum. More details on request.

**LEGAL TERMS:**

Each Party is to pay their own legal fees in connection with the transaction.

**LOCAL AUTHORITY:**

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £19,750, rising to £20,500 from 1 April 2023. To find out how much business rates will be payable there is a business rates estimator service via the website.

**SERVICES:**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989  
South West Water: 0800 169 1144  
Transco: 0800 111 999

**CONTACT INFORMATION:**

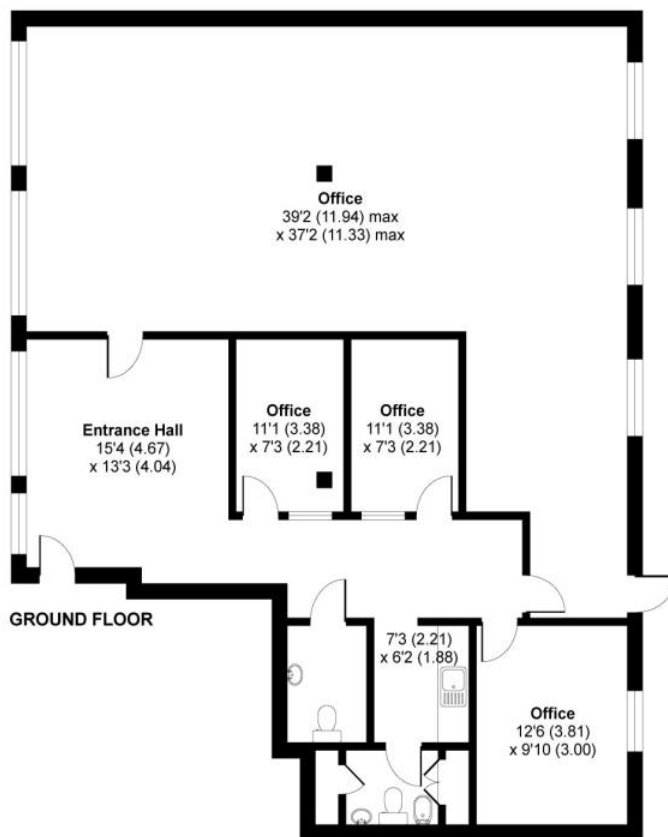
Thomas Smith 01872 247013 or email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



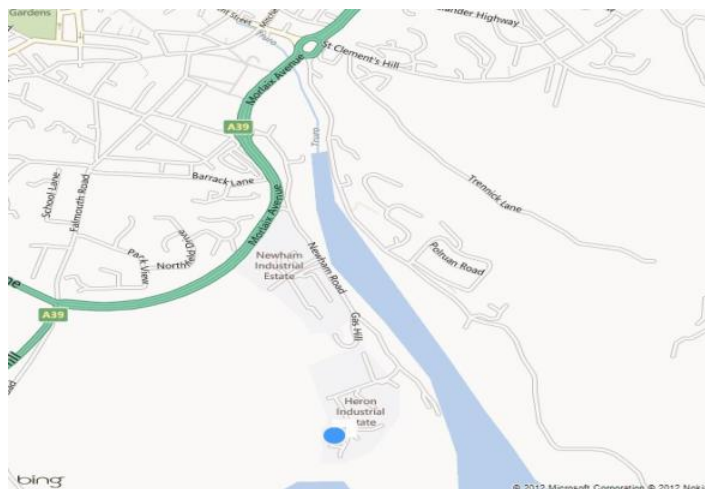
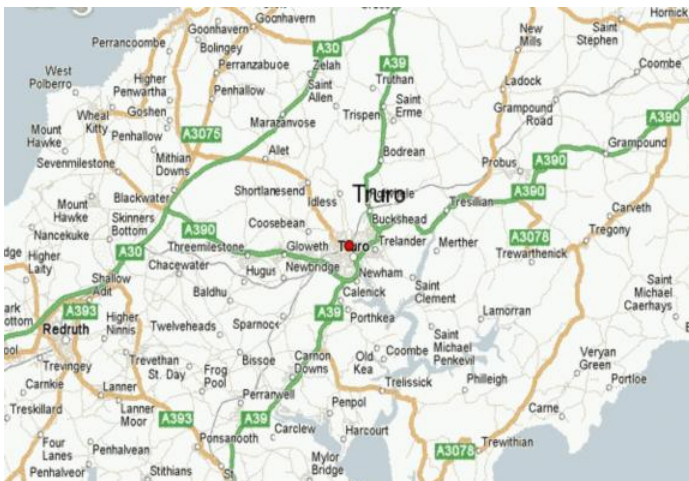
# First Step House, Truro Technology Park, Heron Way, Truro, TR1 2XN

Approximate Area = 1690 sq ft / 157 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Miller Commercial LLP. REF: 941700



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