

Miller Commercial

Chartered Surveyors and Business Property Specialists



2, 3 AND 4 CALENICK HOUSE, TRURO TECHNOLOGY PARK, NEWHAM, TRURO, TR1 2XN

These fantastic open plan and modern office suites range in size from 70 sqm to 285 sqm and are based at Truro Technology Park. Calenick House provides a private secure and gated Commercial Park which has an elevated location providing unobstructed views overlooking Calenick Creek and the stunning Truro countryside making for a peaceful working environment. Ample parking is available on site and located close to Truro City Centre.

- MODERN OFFICE SUITES
- STUNNING LOCATION
- SUITES UP TO 3000 SQ FT
- AVAILABLE
- CLOSE TO TRURO CITY CENTRE
- LIFT ACCESS - DDA COMPLIANT
- AMPLE PARKING IN PRIVATE CAR PARK
- ENERGY PERFORMANCE RATING B (32)

FROM £9,900 PER ANNUM EXCLUSIVE

SCHEDULE OF ACCOMMODATION:

Ground floor Suite 2 - 70.54 sq m (759.3 sq ft) including kitchen of 3.11 sq m & store of 1.68 sq m

3 Car parking spaces
£12,000 PA plus VAT

First Floor Suite 3 - 140.0sq m (1,507sq ft)

6 Car parking spaces
£17,400 PA plus VAT

First Floor Suite 4 - 77.7 sq m (834 sq ft)

3 Car parking spaces
£9,900 PA plus VAT

PARKING:

Parking spaces are allocated and available with these suites with additional parking by separate negotiation.

LEASE:

Units are available separately or together by way of a new proportional full repairing and insuring lease with other terms to be agreed.

SERVICE CHARGE:

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

FACILITIES:

Air Conditioning,
Ample parking,
Fiber Optic Fast Broadband in all areas,
Conference room,
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:

Office Two £10,250

Office Three - £18,250

Office Four - £10,500

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

Tom Smith on 01872 247013

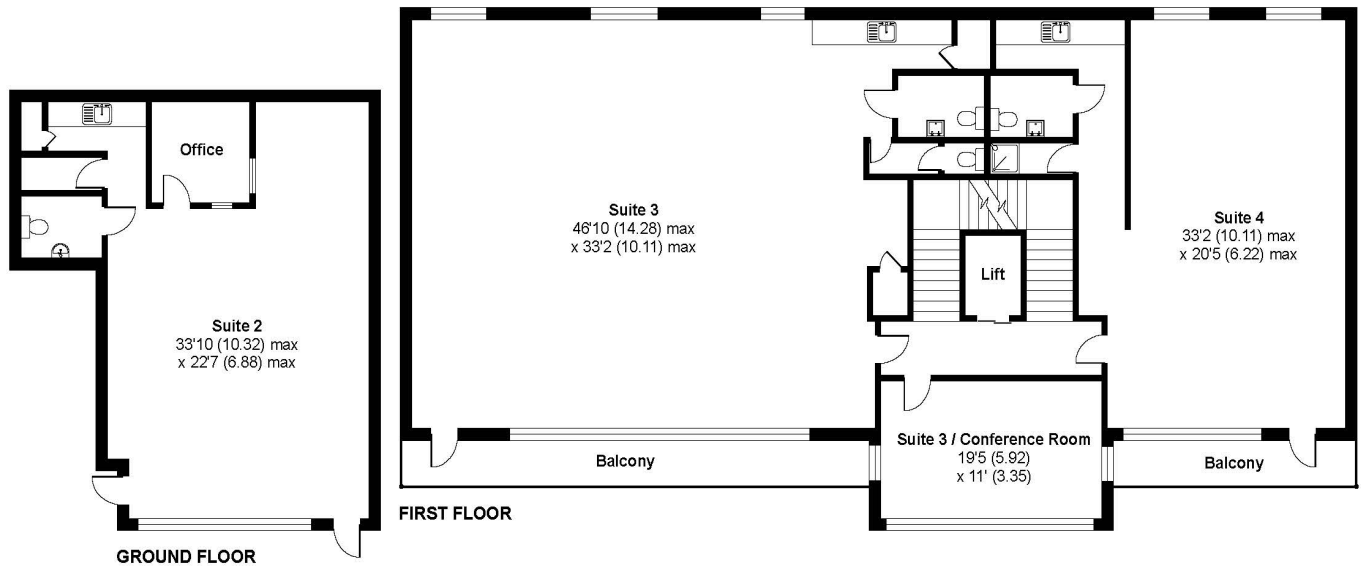
Email ts@miller-commercial.co.uk



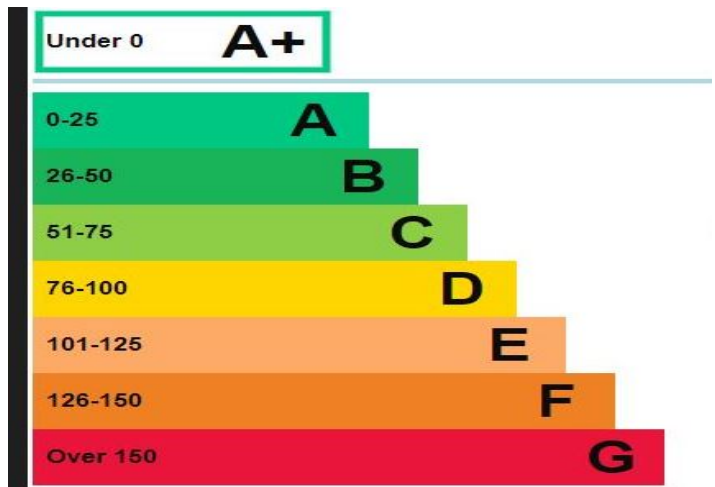
2, 3 And 4 Calenick House, Truro Technology Park, Newham, Truro, TR1 2XN

Approximate Area = 3680 sq ft / 3419 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: 975795



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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