



To Let

£30,000 pax

Office 4B, Pydar House, Pydar Street, Truro,
Cornwall TR1 1XU

2,686 Sq Ft
(249.5 Sq M)

Summary

- Open plan office space
- Private meeting room
- Outdoor seating
- Modern finish
- Private kitchenette
- Bike parking and car parking

included

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.

Description:

Pydar House provides good quality, modern, open plan office space located in a recently renovated office building within Truro, Cornwall. The office suites benefit from having a private kitchen and meeting rooms/ breakout spaces of varying sizes.

The building benefits from being managed by a receptionist on the ground floor as well as having a communal garden area and up to three parking spaces per unit.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Office	sq m	sq ft
Total	249.50	2,686

Maintenance Charge:

Please enquire for further details.

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 / MEES:

TBC

Planning:

Office use only.

Business rates:

Business rates are included in the maintenance rent.

Terms:

The premises are available by way of a new lease, with flexibility in lease terms after the first year.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction and £350 towards the Landlord's legal costs.

VAT:

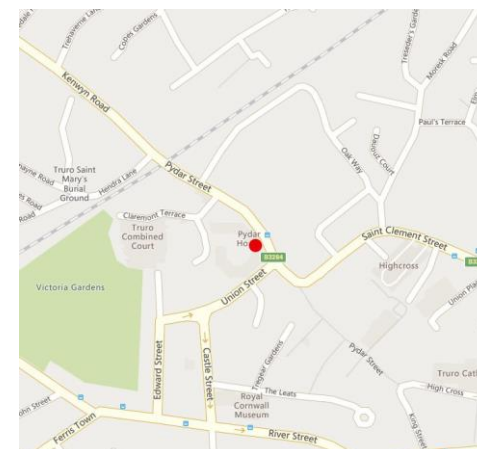
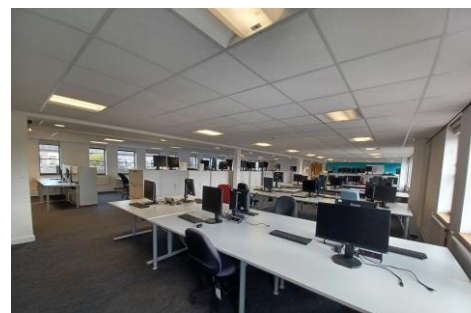
All figures quoted are exclusive of VAT if applicable.

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.

Further information and viewings:

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



CONTACT THE AGENT

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