



To Let

£6,000 pax

Part Off Unit 2 Heron Way, Newham, Truro, Cornwall,
TR1 2XN

593 Sq Ft
(55.1 Sq M)

Summary

- Industrial unit to let
- Office accommodation included
- Shared space
- Close to the heart of Truro
- Designated parking
- Roller shutter door access

Description:

This unit provides ample unit space with additional office at mezzanine level and is accessible by roller shutter door and pedestrian door. This unit is shared with the landlord in part including WC facilities, contact us for further details.

Accommodation:

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

Approx	sq m	sq ft
Total	55.1	593

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:

D (88)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,500, local council reference 22032369000200.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

A new lease available directly from the landlord.

Legal fees:

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

VAT:

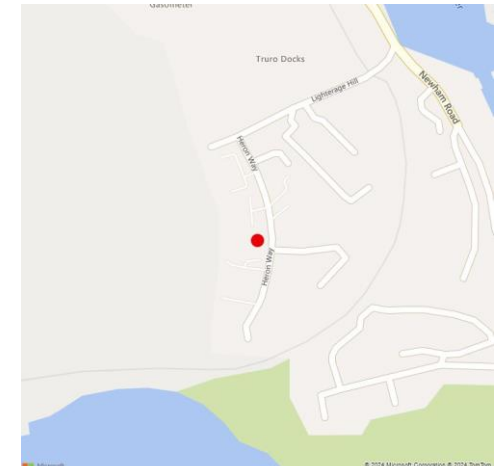
All figures quoted are exclusive of VAT if applicable.

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


Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Main Office

Tel: 01872 245600

 **Truro Office**
Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP

