

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

From £3,650 per annum

Tregurra Park & Ride, Newquay Road, Truro,
Cornwall, TR1 1RH

365 - 3,118 Sq Ft
(33.9 - 289.7 Sq M)

Summary

- Car Parking available
- Situated next to Waitrose
- Easy access to A39 leading to the A30
- Accessible with public transport
- Disabled access throughout

Location:

The property is situated in the City of Truro, which is located centrally within the County of Cornwall. Truro is the administrative capital for Cornwall with a resident population of 23,600 and is the county's principal shopping, civic and business centre. Truro is linked directly to the M5 at Exeter and is accessed from the main A30 arterial trunk route via the A390 at Chiverton and the A39 at Carland Cross. Truro is also located on the main Great Western railway line, which has daily services to London Paddington.

Description:

The building is well located in the heart of Truro Park and Ride, closely located to Waitrose and well connected to the A30 and the city of Truro.

The property itself is set across three stories with the top floor providing an entrance from Waitrose car park, leading via stairs and lift to office accommodation and

WC facilities on the middle floor. The ground floor benefits from having an open plan setting and further WC facilities. Each level is accessible from a car park and lift. The property is available in part or as a whole.

Accommodation:

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

	sq m	sq ft
Ground Floor	109.08	1,174
First Floor	146.7	1,579
Second Floor	33.88	365
Total	289.7	3,118

Maintenance rent:

A maintenance rent is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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:

EPC Rating: B (31)

Business rates:

We understand this property is currently rated at nil based on its current use. Any alternative use will require an application to the VOA.

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

Terms:

The premises are available either in full or part, by way of a new lease directly from the landlord. All 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.

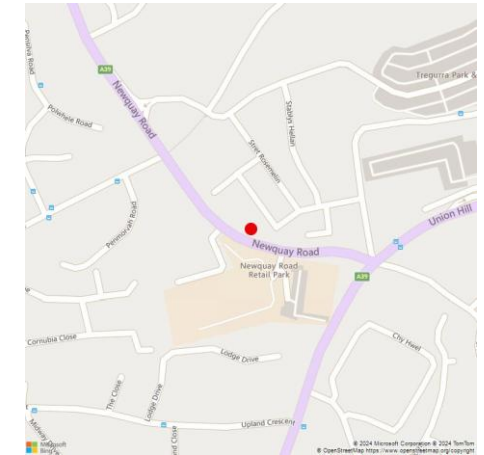
Code for leasing business premises:

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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