



To Let

£22,000 pax

Apex House, Heron Way, Newham, Truro, Cornwall TR1 2XN

1,566 Sq Ft
(145.5 Sq M)

Summary

- Secure unit and yard
- Open plan unit and offices
- Extensively refurbished
- Located in Newham, Truro - close to the A30
- Available immediately

Location:

The unit is situated about 1 mile from Truro City Centre on Heron Way which forms part of the Newham area of Truro and is a long established business location. Occupiers in the vicinity include office, trade counter and other commercial users including ScrewFix, Brooklands Garage, St John Ambulance, Jewson, Truro Technology Centre and many more. The A390 is located in close proximity and provides connectivity through the south of the county.

Description:

Apex House offers modern, versatile commercial space, ideal for a variety of uses. The left side features an open-plan industrial unit, providing open plan warehouse, while the right side is designed as a fully equipped office with an adjoining store, perfect for administrative functions and storage needs. Both units come with their own toilet facilities for convenience.

In addition to the interior benefits, Apex House includes a generously sized gravelled yard, providing convenient parking options for staff and visitors alike.

Accommodation:

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

	sq m	sq ft
Total	145.5	1,566

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:

To be confirmed.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £18,000, local council reference 22032623051600.

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

Terms:

The premises are available by way of a new full repairing and insuring lease.

Legal fees:

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

VAT:

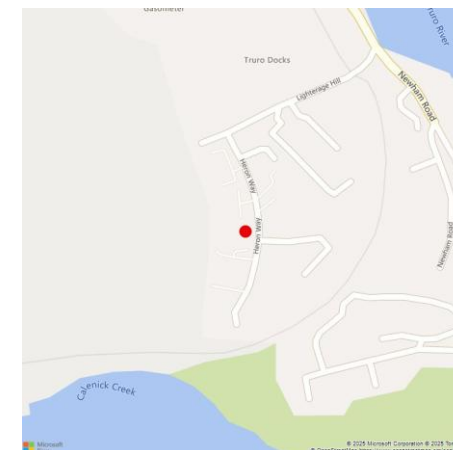
All figures quoted are exclusive of VAT if applicable.

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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