



To Let

From £35,500 pax

Second Floor Offices, Haven House Quay Street,
Truro, Cornwall, TR1 2UY

2,834 Sq Ft
(263 Sq M)

Summary

- Rare opportunity to occupy a high profile offices in city centre
- HQ potential building
- Car parking to front and rear available
- Available as a whole or on a floor by floor basis
- Well connected to the rest of Cornwall
- 3 Parking spaces

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.

Haven House is in a high profile location on the edge of the city centre, very visible to Morlaix Avenue which carries a high volume of traffic through the city yet still within easy level walking distance of all Truro's retail, leisure and other amenities.

Description:

The available accommodation comprises the **second floor** of this substantial detached, purpose-built office building, designed in an HQ-style configuration. The ground, first and third floors are fully let, providing an established multi-occupier environment within the building.

The second floor offers a flexible layout, currently arranged to provide a mix of open plan office space alongside smaller partitioned rooms. The majority of internal partitions are non-structural, allowing occupiers to adapt the space to suit their specific requirements.

The floor benefits from excellent levels of natural light throughout, together with attractive, far-reaching views over the City, Cathedral and the Truro River, creating a pleasant and productive working environment.

The building is served by a passenger lift and staircases to all floors, with shared WC facilities available. Externally, there is parking provision to the front for approximately 8–10 cars and a further 6–7 spaces to the rear.

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	Rent PAX	Car Parking
SF				
Overall	263.25	2,834	£35,500	3

Service charge:

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

Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. The property has gas fired central heating. Interested parties should make their own enquiries

EPC / MEES:

C (51)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £101,000 making the Rates Payable £51,712 per annum for 2023/24.

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

Terms:

The building is available to let preferably as a whole or potentially on a floor by floor basis. All other terms to be agreed.

Legal fees:

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

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

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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