



**To Let**

£11,000 per annum

Lower Ground Floor Office Suite, Gateway Business  
Centre, Barncoose, Redruth, Cornwall, TR15 3RQ

1,098 Sq Ft  
(102 Sq M)

# Summary

- High quality space with car parking
- Gym and café available on site
- Rated BREEAM 'Excellent'
- Leased line up to 100 MB internet connection
- Up to 10 GB data infrastructure
- High speed network

## Location:

Gateway Business Centre provides over 25,000 sq ft of high quality office accommodation situated in a commanding position at Barncoose, Redruth. Main A30 access is less than 5 minutes away at the Avers junction.

Managed facilities at Gateway Business Centre create the best possible environment for everyone who interacts with the building - functionality is combined with state-of-the-art connectivity and compliance with DDA requirements.

There is a leased line point-to-point symmetric data connection which offers a connection speed of 100 MB/s upstream and downstream. The building is equipped with the future-proofed technology including Ethernet infrastructure with data transfer speeds of up to 10 GB.

## Description:

This office space is a predominantly open plan unit and is located on the lower ground floor of the building. The space enjoys views across the local landscape. There is lift access to all floors.

The space is largely open plan with internal partitions creating smaller meeting rooms and a board room. Dogs are also permitted.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
<b>Total</b>	102	1,098

## Service charge:

A service charge of £7,000 per annum will be applicable for all common areas to cover heating, lighting and cleaning of all common parts, lift maintenance, landscaping, managed reception, buildings insurance and site security.

## Services:

### Facilities

There is a café within the development and tenants have complimentary access to the onsite gym and cafe. There is also a meeting room available to hire by prior arrangement - 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.

### Fit out

The suite will be carpeted prior to occupation, and the landlords can undertake fit out works on the tenants behalf if required. Further information is available upon request.

## EPC / MEES:

EPC - A (25)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £8,000, therefore making the approximate Rates Payable £3,992 per annum from April 2026 onwards if applicable.

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

## Terms:

A new lease is available, terms to be agreed.

## Legal fees:

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

## VAT:

We understand that this property is elected for VAT and so VAT will be charged on the rent and service charge.

## 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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