

Pydar House

To Let

**£28,000 per annum plus
Maintenance rent**

Office 4B, Pydar House, Pydar Street, Truro, Cornwall,
TR1 1XU

2,686 Sq Ft
(249.5 Sq M)

Summary

- Open plan office space
- Private meeting room
- Modern finish
- Private kitchenette
- Bike and car parking included

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.

Description:

Pydar House provides good quality, modern, open plan office space located in an office building within Truro,

Cornwall. The open plan office suite benefits from having a kitchenette and meeting room.

The building benefits from being managed by a receptionist on the ground floor as well as having a communal garden area and one parking space per unit.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	249.5	2,686

Maintenance Rent:

£36,000 per annum including business rates, insurance and utilities subject to annual review.

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:

C(58)

Business rates:

Business rates are included in the maintenance rent.

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

Terms:

The property is available by way of a new lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction and £350 towards the Landlord's legal costs.

VAT:

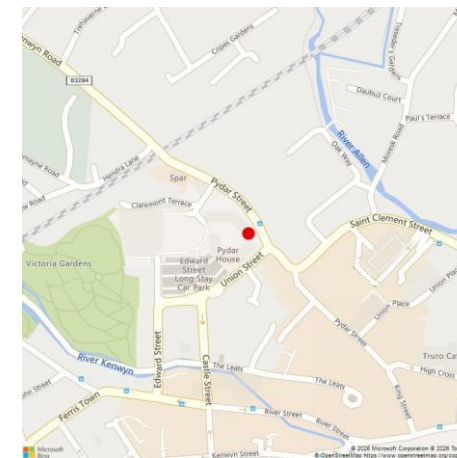
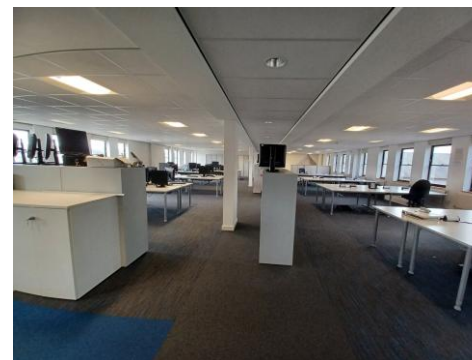
All figures quoted are exclusive of VAT if applicable

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

Evelyn Ferris

Tel: 07553 823176

Email: eferris@vickeryholman.com

Alan Treloar

Tel: 07841 150714

Email: atreloar@vickeryholman.com

Truro Office

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