



UNIT 2, CATHEDRAL COMPOUND, HERON WAY, NEWHAM, TRURO, TR1 2XN

The property comprises a high quality, modern, semi-detached industrial unit.

The unit is set within a gated compound which is home to a total of five properties.

The unit has been delivered to a high specification with an insulated sheet profile exterior, powered 'up and over' roller shutter door, 3-phase electricity, LED lighting and parking for 3 cars plus visitors spaces.

The adjoining premises (Unit 3) will be available from November 2026.

- MODERN INDUSTRIAL PREMISES TO LET
- 915 SQ FT (85 SQ M)
- WELL LOCATED TO ACCESS THE A390
- SET WITHIN A PRIVATE GATED COMPOUND IN A HIGHLY VISIBLE LOCATION
- AVAILABLE FROM 1ST AUGUST 2026
- ENERGY PERFORMANCE ASSET RATING C (63)

£14,000 PER ANNUM EXCLUSIVE

**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 Wolseley, 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:

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SCHEDULE OF ACCOMMODATION:

915 sq ft 85 sq m
Includes WC and three parking spaces.

LEASE TERMS:

Full repairing lease with annual RPI increases with a cap of 6% and collar of 3%.

SERVICE CHARGE:

A maintenance rent of £200 plus VAT is payable and rises annually with inflation. Plus 1/5th contribution towards maintenance of the estate road.

INSURANCE:

The Landlord to insure and recover. The amount for the current insurance year is £495 (no VAT).

VAT:

We have been advised this property has been elected for VAT.

DEPOSIT:

A deposit equivalent to three months rent to be held for the duration of the term.

LEGAL COSTS:

The ingoing Tenant to pay a contribution of £1,250 plus VAT towards the Landlord's legal costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £12,250 as per the 2026 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (63).

AGENTS NOTE:

Please note that these photo's were taken prior to the current tenant taking occupation of the premises.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk



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