



SECOND FLOOR OFFICES - HIGHWATER HOUSE, MALPAS ROAD, TRURO, TR1 1QH

Highwater House delivers some of the most prestigious offices in Cornwall, benefitting from high specification air cooled offices with suspended ceilings, raised floors, central heating and a passenger lift. The building enjoys an enviable position overlooking Truro River with views down the river and up towards the city centre and its defining and iconic cathedral.

The available offices on the second floor benefit from a number of private offices, meeting rooms and a dedicated kitchen and are otherwise open plan in their layout. Car parking is available and Truro centre is under a 5 minute walk away to all the shopping, leisure and entertainment venues on offer.

Rent - £76,500 per annum plus VAT

- TO LET
- HIGH SPECIFICATION OFFICE WITH AIR CONDITIONING
- RAISED FLOORS AND SUSPENDED CEILINGS
- MIXTURE OF OPEN PLAN, PRIVATE OFFICES & MEETING ROOMS
- PASSENGER LIFT
- DEDICATED CAR PARKING AVAILABLE
- EPC RATING OF "C" (67)

LOCATION:

Truro is the primary centre for retail, business and administration in Cornwall, with a population of over 20,000 and home to all the main professional services and advisors in the county as well as the council, Truro College and the NHS hospital at Treliske.

The property is located on Malpas Road, just to the south of the city centre overlooking Truro River, with views down the river and up towards the city centre and cathedral.

DESCRIPTION:

Highwater House delivers some of the most prestigious offices in both Truro and the wider county of Cornwall. The building comprises modern, air cooled offices with suspended ceilings, raised floors, central heating, a passenger lift and car parking all within a very short walk to the City centre.

The available offices on the second floor benefit from a number of private offices, meeting rooms and a dedicated kitchen and are otherwise open plan in their layout. Male, female and disabled WCs are available in the common parts.

**SCHEDULE OF ACCOMMODATION:**

2nd floor - 5,277 sq ft (490 sq m)

SERVICE CHARGE:

There is a service charge to cover the cleaning, repair and maintenance of the common parts and exterior of the property, for which the Tenant will pay a fair proportion.

LEASE TERMS:

The property is available by way of a new lease from the landlord on terms to be agreed

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £30,000.

To find out how much business rates will be payable there is a business rates estimator service via the website.

**CAR PARKING:**

Car parking is available by separate negotiation and car parking spaces will be liable for business rates.

VAT:

All the above prices/rentals are quoted exclusive of VAT. The building has been elected for VSAT so VAT will be charged on rent and service charge.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (67).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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