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NORTH SHORE  
TR7  
JIU JITSU

Unit 8, Tor Road, Newquay, TR7 1RL

david ball  
Agencies

Workshop unit close to the town centre.

Parking space.

£4,200 plus VAT per Annum

AVAILABLE

**£350 Per Calendar Month Plus VAT**

## Key Features

- Vacant Office/ Storage Unit
- Close to town centre
- WC and Washroom
- Easy in and out conditions
- Allocated Parking Space
- £350 per month plus VAT

### AGENTS NOTE

Supplied services and appliances listed have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

### THE LEASE

Easy in and easy out conditions with a six month initial period and three months notice thereafter giving notice to quit from the end of a calendar month. Rent review after year one.

### THE RENT

Tenants to pay a months deposit and a months rent in advance.

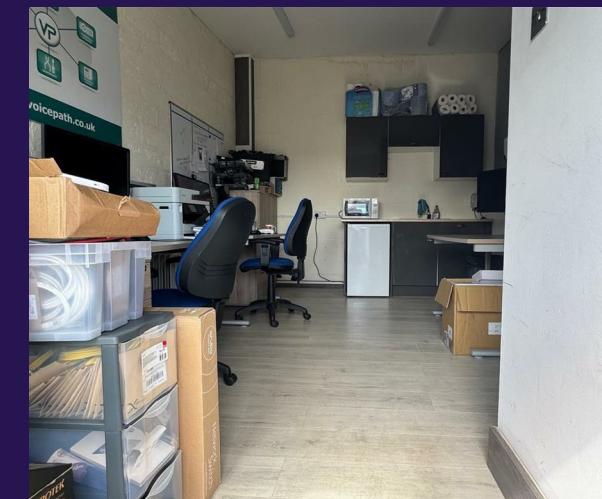
### THE WORKSHOPS

#### THE SITUATION

The units are located to the top of a lane which is situated off Tor Road, in turn Tor Road adjoins Pargolla Road, Springfield Road and Fairview Terrace, all of which are close to the town centre.

#### THE PROPERTIES

The units are of block construction with roller or wooden doors and roofing. Each unit has one parking space.





## UNIT 8

16'2" x 10'9" (4.93m x 3.28m)

Roller shutter opening. Double glazed patio sliding doors leading to

## Office

Wooden effect laminate flooring. Led strip lighting. Range of power and data points. Work surface with a range of high gloss base and wall units. Partial panelling to wall with shelving. Door to

## WC

Wall hung sink unit. Low level WC with top flush. Extractor fan. Ceiling mounted light fitting. Water heater.

## Outside

One allocated parking space.

## Agents Note

Furniture available under separate negotiation.

## COUNCIL

Cornwall County Council, 39 Penwinnick Road, St Austell, PL25 5DR

## VIEWINGS

by appointment only through the vendors agent  
DAVID BALL AGENCIES (01637 850850)



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