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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.

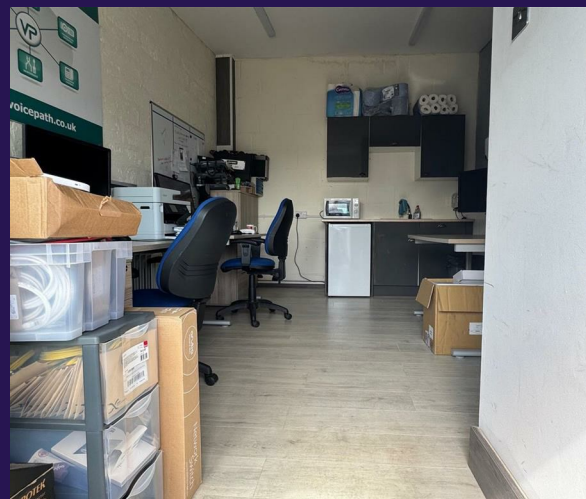
THE WORKSHOPS

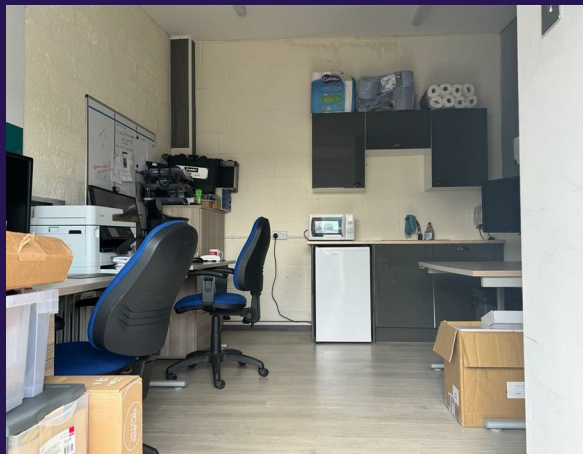
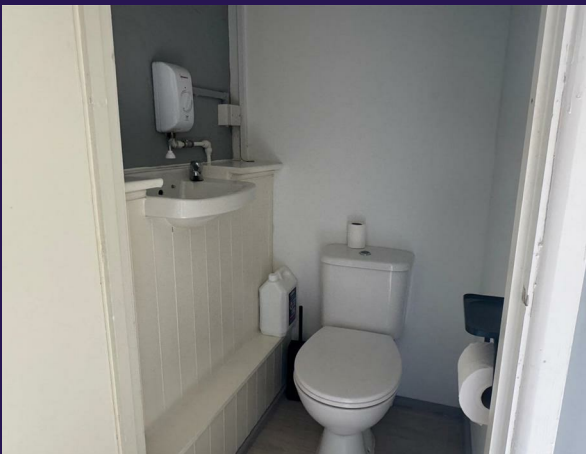
THE SITUATION

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.

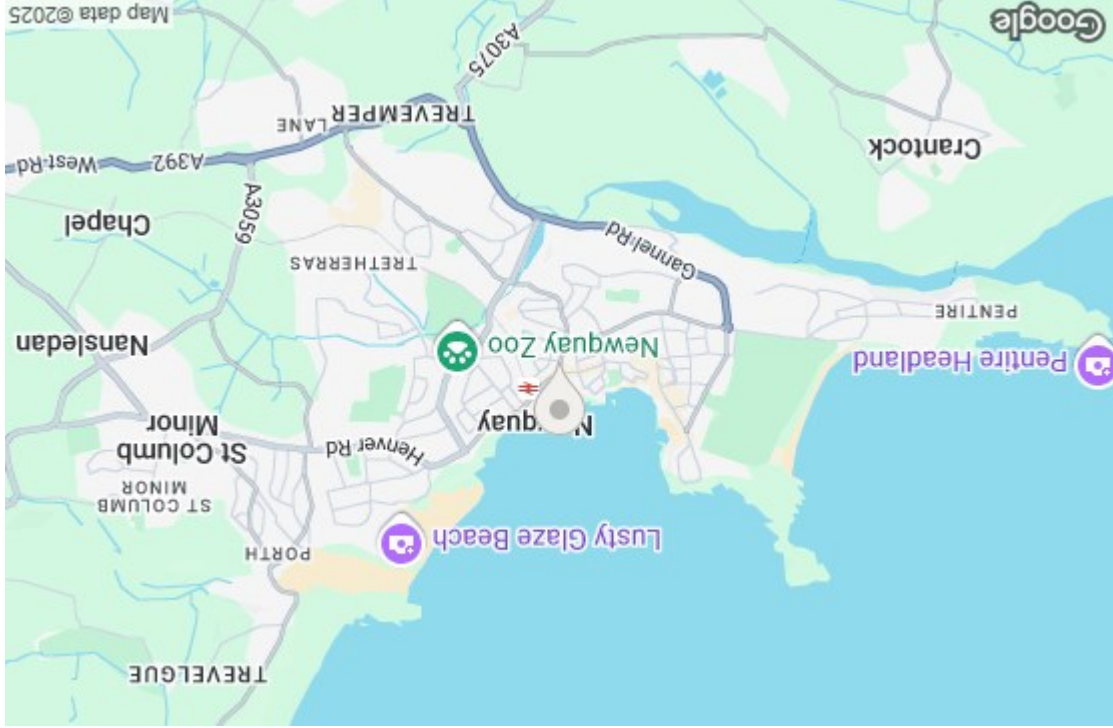
COUNCIL

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

VIEWINGS

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





Energy Efficiency Rating		
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(82 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		