



2nd Floor Office, 42a East Street, Newquay, TR7 1BE

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Agencies

An exciting opportunity to rent office space in the heart of Newquay. Located on the second floor with its own entrance, this bright and airy workspace would suit persons looking for that perfect office.

Office one £90 per week £4,680 per annum

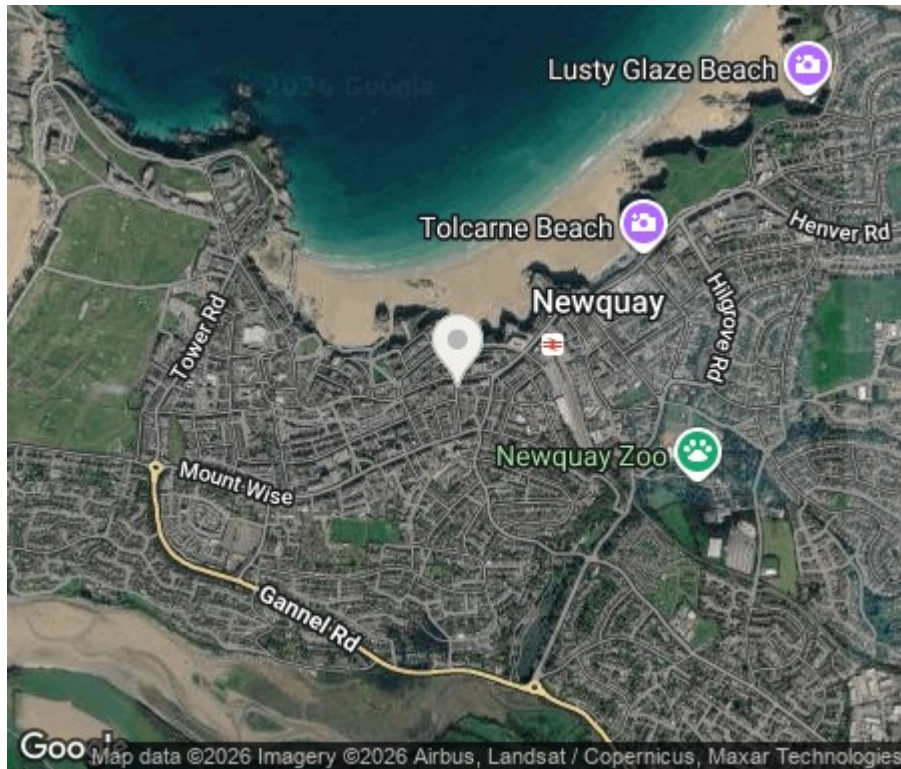
Office two £80 per week £4,160 per annum

Both offices can be let under separate negotiation

£4,160 Per Annum

Key Features

- Town Centre Office Space
- Kitchen Area
- New lease with Terms to be Agreed
- Offices from £80 per week
- Two Second Floor offices
- Suitable for a variety of Uses
- Easy in and out Lease
- Call to Enquire





Agents Note

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

The Location

The property is situated on the corner of East Street and Grosvenor Avenue opposite Newquay's main post office and close to Tesco Express. East Street is one of the main four trading areas in the town.

Stairs and landing to Upper First Floor

Landing. Doors leading to two offices and kitchen. UPVC double glazed window to the side. Door to second floor

Communal Kitchen

10'10" x 7'5" (3.32 x 2.28)

Length of roll edge laminated work surface with inset stainless steel sink unit and drainer with tiled splash back over. Range of cupboards, drawers and fridge under. Florescent strip lighting. Sealed unit double glazed window to the front

Door Leading to Second Floor

Stairs rising to second floor. Doors to office one and two.

Office One

17'7" x 13'3" irregular in shape (5.36 x 4.06 irregular in shape)

UPVC double glazed window to the front. Lighting. Electric wall heater. Power points Data points. Door to hallway. £90 per week

Office Two

14'1" x 12'5" irregular in shape (4.31 x 3.80 irregular in shape)

UPVC sealed unit double glazed window to the rear. Electric wall heater. Power points. Data points Lighting £80per week

WC

Ladies and Gents WC facilities to the first floor.

Agents Note

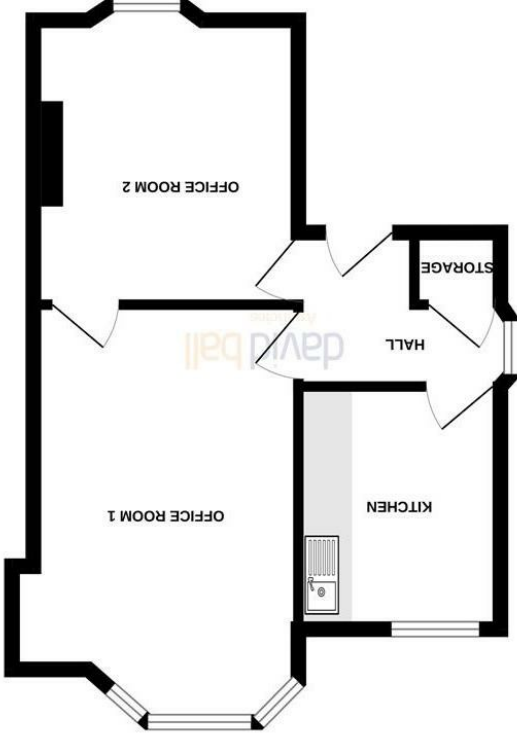
Water is included in the rent.

Lease

A new easy in and out lease with terms to be agreed.

Agents Note

Offices can be let separately or for both spaces



GROUND FLOOR

Which energy ratings have been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. They have to be approved by a qualified person and not be used in any other prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with respect to energy class ratings.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
England & Wales



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