



25a, East Street, Newquay, TR7 1DN

david ball
Agencies

These modern first floor offices have just undergone a complete refurbishment and everything is brand new in the property. There are three separate offices, communal kitchen area and a communal boardroom along with two WC's. Early viewing is highly recommended.

From £5,200 Per Annum

Key Features

- Three Brand New Hi Specification Office Units
- Communal Kitchen
- Two WC's
- From £5,200 per annum
- Town Centre Location
- Communal Boardroom
- Easy in and out terms
- Early Viewing is Highly Recommended

Agents Note

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

The Situation

East Street is one of Newquay's two main retail areas being close the town centre, Towan Beach and the newly regenerated Killacourt. The busy all year round location one of Newquay's four main retail areas and plays host to many commercial properties including the Post Office ,Artisans Emporium, Papa Johns ,Tesco Express and the Ark complex. Newquay is Cornwall's premier holiday resort and for many years has been in Britain's top five most popular destinations to visit.

The Lease

Easy in and out leases with terms to be agreed

Entrance

UPVC double glazed entrance door leading to hallway. Stairs rising to first floor offices

Hallway

18'2" x 2'11" (5.54m x 0.89m)

Emergency ceiling lighting. Heat Sensors. Fire door. Stairs leading to first floor. Doors to subsequent accommodation.





WC

3'2" x 5'11" (0.98 x 1.82)

Low level WC with top flush. Obscure double glazed window to the front aspect. Wash hand basin with hot and cold mixer tap.

Boiler Cupboard

Ariston Boiler

Office One

15'8" x 14'8" irregular in shape (4.78m x 4.47m irregular in shape)

Two double glazed windows to the rear aspect. Ceiling mounted lighting. Radiator. Range of power points. Heat sensors.
£6,240 per annum

Disabled WC

3'3" x 7'0" (1.01 x 2.15)

Low level WC with flush. Grab rails. Wash hand basin with hot and cold mixer tap. Ceiling mounted light fitting. Extractor fan.

Office Two

19'4" x 14'7" irregular in shape (5.89m x 4.45m irregular in shape)

Large double glazed window to the rear. Two radiators. Ceiling mounted light fitting. Range of power points. Sky light.
£7,280 per annum

Office Three

16'2" x 11'1" irregular in shape (4.93m x 3.38m irregular in shape)

Two double glazed windows to the front. Ceiling mounted light fittings. Radiator. Range of power points.
£5,200 per annum

Communal Kitchen

10'0" x 11'3" (3.05m x 3.43m)

Double glazed window to the front aspect. Ceiling mounted light fitting. Radiator. Modern kitchen unit with a range of base, drawer and overhead storage. Worksurface and inset stainless steel sink with hot and cold mixer taps. Brand new Hsense Dishwasher. Brand new Igenix fridge.

Stairs and feature staircase rising to Second Floor

Double glazed window to the front aspect. Skylight. Door leading to communal boardroom. Emergency lighting. Fire Alarm. Heat sensor.

Communal Boardroom

18'3" x 10'0" reduced head height (5.56m x 3.05m reduced head height)

Double glazed window to the rear. Ceiling mounted light fitting. Range of power points. Radiator.



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Connecting People to Property Perfectly

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