



Unit 5a, Treloggan Industrial Estate, Newquay, TR7 2SX

david ball
Agencies

Lock up commercial space suitable for a variety of uses situated on a busy industrial unit in Newquay offering approximately 1050 Sq Ft of space.

£12,900 per annum plus VAT - No Ingoing

Ready for occupation from 1st July 2026

£12,900 Per Annum Plus VAT

Key Features

- Brand New Commercial lock up with two parking spaces
- Suitable for a variety of uses
- New Lease with Terms to be Agreed
- Please call to View
- Part of a Recognised Industrial Estate
- Approximately 1050 Sq Ft of usable space
- Available from 1st July 2026
- £1,075 plus VAT per calendar Month





Agents Note

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

The Situation

Treloggan Industrial Estate and has a mixture of retail units, offices, workshops, industrial units and storage containers. Unit 8a can be found at the end of the main road leading into the estate off Treloggan Road, turning left at the end of the road.

Unit 5a

A lock up unit with electric suitable for a variety of uses with approx 1050 Sq ft of usable space. There is a roller shutter and glazed entrance door

The Unit

Entrance door with handle and key lock. Roller shutters. Leading to industrial effect brand new unit.

Workspace

31'5" max x 26'10" (9.60 max x 8.19m)

Double glazed windows to the front with opening handles. Fluorescent ceiling light fitting. Range of power points. Two wall mounted radiators. Electric fuse box.. Door leading to rear exit.

Kitchen Area

11'4" x 7'9" (3.47m x 2.38m)

Range of base units with work surface over. Stainless steel sink unit with hot and cold mixer tap and drainer. Range of power points. Space for fridge. Space for dishwasher. Vinyl flooring.

Disabled WC

5'0" x 6'7" (1.53m x 2.01m)

Double glazed window to the rear elevation with opening handles. Fully disabled compliant. Low level WC with top flush. Fitted handrail. Vinyl flooring. Ceiling mounted light fitting. Wall mounted hand wash sink with mirror over. Further handrail.

WC

4'11" x 3'2" (1.52 x 0.97)

Low level WC with top flush. Wall mounted radiator. Double glazed window to the rear elevation. Wall mounted sink with mirror over.

Parking

There are two allocated space in front of the unit

Agents Note

This brand new property benefits from having solar panels

The Lease

A new lease with terms to be agreed.

Service Charges

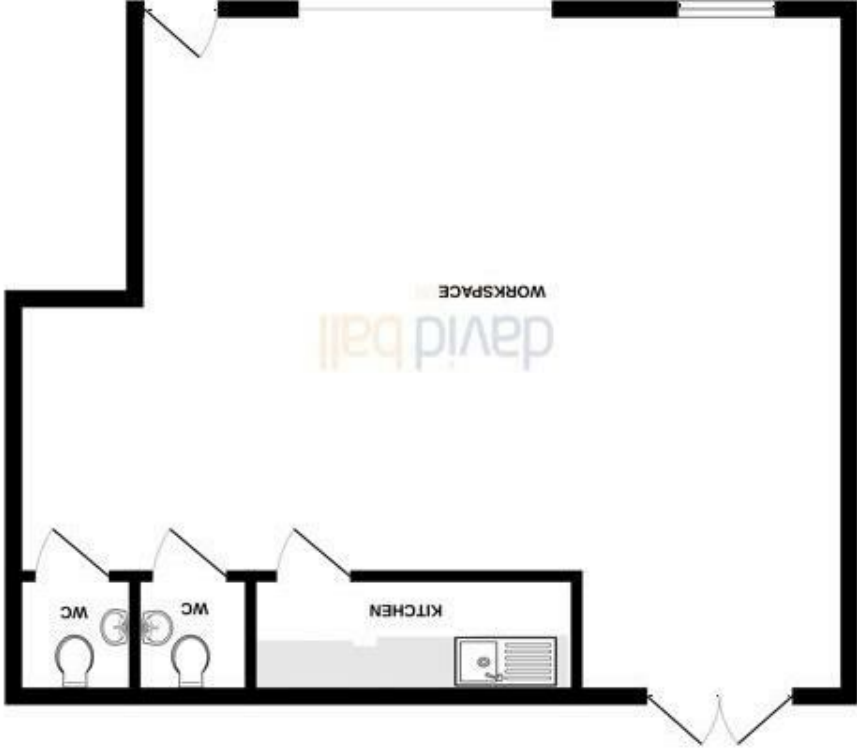
£40 per month for insurance

£40 per month maintenance charges

Agents Note

Incoming tenant to pay landlords reasonable legal fees along with agency fees..

GROUND FLOOR



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