



Unit 12, Treloggan Industrial Estate, Newquay, TR7 2SX

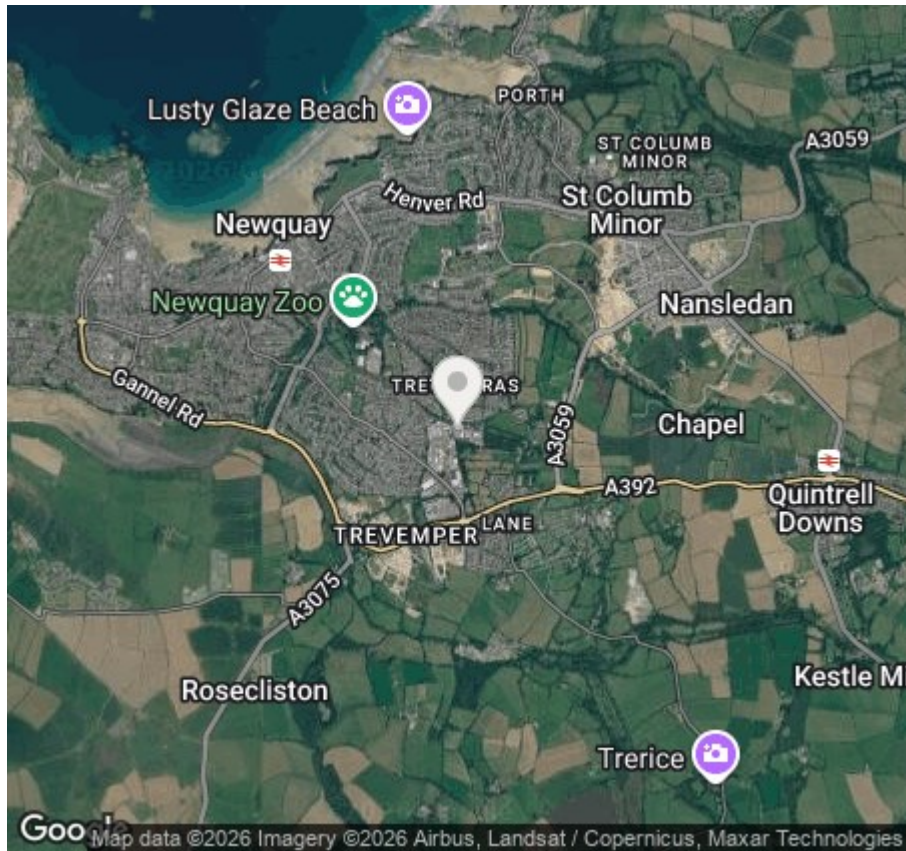
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Agencies

Lock up commercial space suitable for a variety of uses situated on a busy industrial unit in Newquay offering approximately 500 Square Feet  
£500 pcm plus VAT  
Ready for occupation.

**£6,000 P.A**

## Key Features

- Commercial lock up with parking space
- Suitable for a Variety of Uses
- New Lease with Terms to be Agreed
- Please call to View
- Part of a Recognised Industrial Estate
- Approximately 500 Sq Ft of usable space
- Ready for Occupation
- £500 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. The property can be found at the end of the main road going into the estate off Treloggan Road, turning left at the end of the road.

### **Rear of Unit 8**

A lock up unit with electric suitable for a variety of uses with 500 Sq ft of usable space.

### **Area One**

**15'3" x 13'5" (4.65 x 4.11)**

Wooden double doors leading to area one. Fluorescent strip lighting. Range of power points.. Leading to

### **Area Two**

**15'3" x 9'6" (4.65 x 2.92)**

Fluorescent strip lighting. Range of power points.

### **Area Three**

**15'3" x 7'11" (4.65 x 2.43)**

Rear access via wooden door but able to knock through to make one large space if required. Fluorescent strip lighting. Range of power points.

### **Outside Space**

Wooden shed. Grass area.

### **Parking**

There is one allocated space in front of the unit

### **The Lease**

A new lease with terms to be agreed.

### **Service Charges**

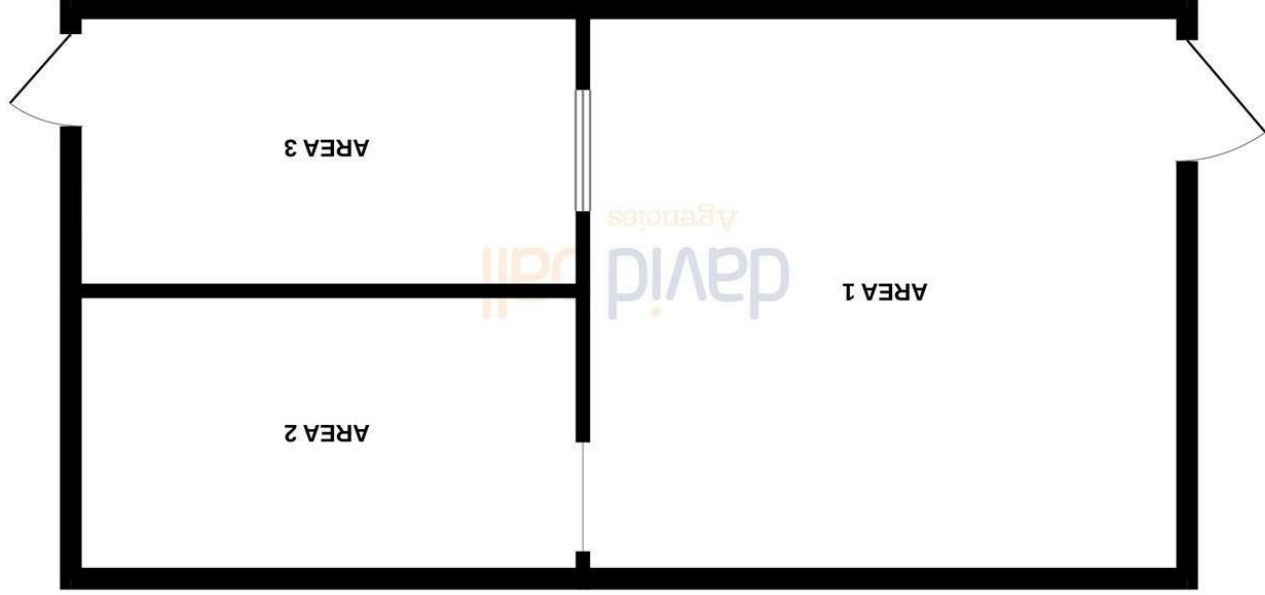
£20 per month for insurance

£20 per month maintenance charges

### **Agents Note**

Incoming tenant to pay landlords reasonable legal fees.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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