



Unit 5b, 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.

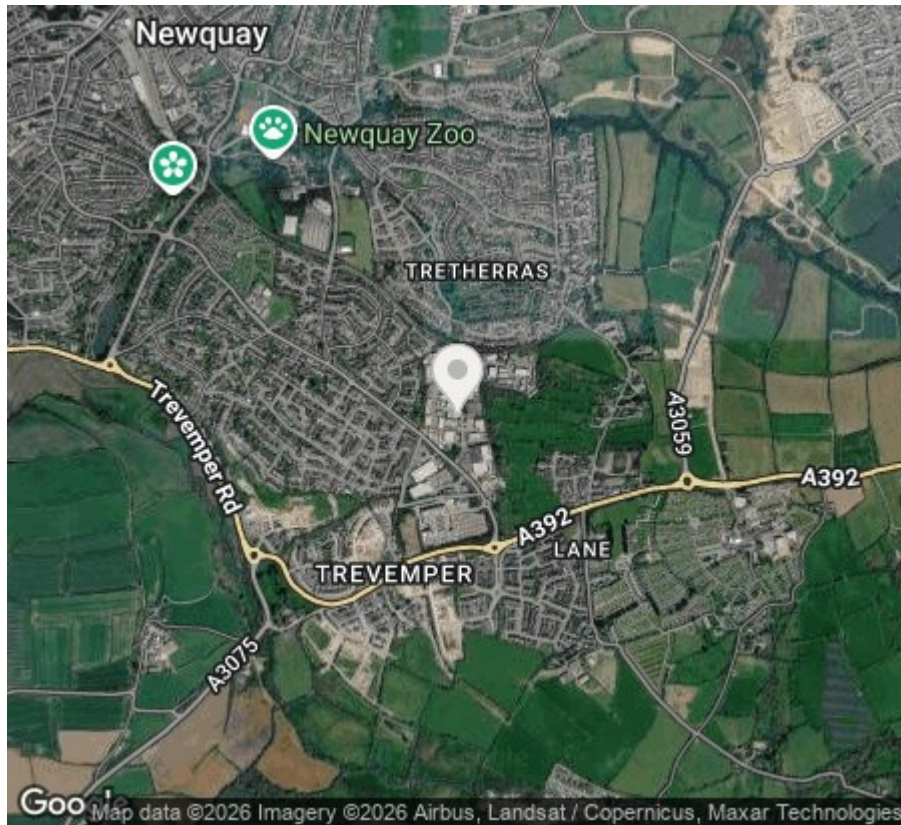
£12,900 per annum plus VAT - No Ingoing

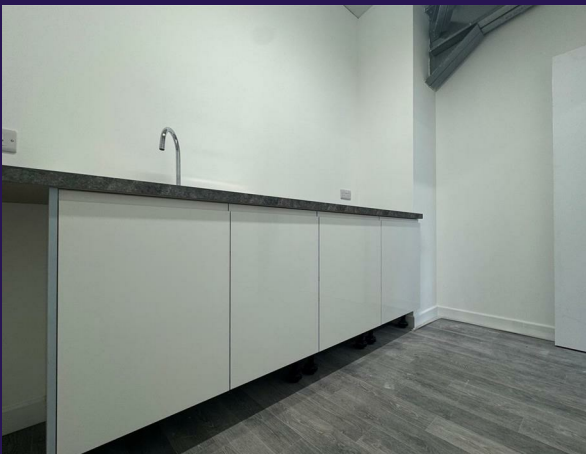
Ready for occupation.

## £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
- Solar panels with export individually fed to the unit
- Part of a Recognised Industrial Estate
- Approximately 1050 Sq Ft of usable work space
- Ready for Occupation
- £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 has a mixture of retail units, offices, workshops, industrial units and storage containers. Unit 5b is located on the left hand side of the Estate as you enter from Treloggan Road, turning left at the end of the road.

### Unit 5b

A first floor lock up unit with electric suitable for a variety of uses with approx 1050 Sq ft of usable space. There is entrance door with communal stairs and communal lift shared with Unit next door. The property benefits from solar panels with export individually fed to the unit

### Entrance Hallway

Stairs with handrails to both sides rising to Unit 5b and 6b. Communal lift rising to first floor giving access to Unit 5 B and 6 B. Door leading to Unit Wall mounted electric fuse box. .Emergency lighting. Sensor lighting.

### The Workspace

**33'5" x 26'10" (10.19m x 8.18m )**

Brand new industrial effect work space. Three sets of double glazed windows to the front aspect with opening handles and key locks. Carpet tiles to floor. Solar powered electric. Range of power points.

### Kitchen Area

**11'4" x 7'3" (3.45m x 2.21m)**

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" (1.52m 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

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

### Parking

There is 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



David Ball Agency has been able to ensure the accuracy of the property information provided, measurements of rooms, fixtures and fittings, and any other information provided to the best of its knowledge and belief. This plan is for information purposes only and should not be used as a basis for any other decision. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency and the given.

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