



Unit 8b, Treloggan Industrial Estate, Newquay, TR7 2SX

**david ball**  
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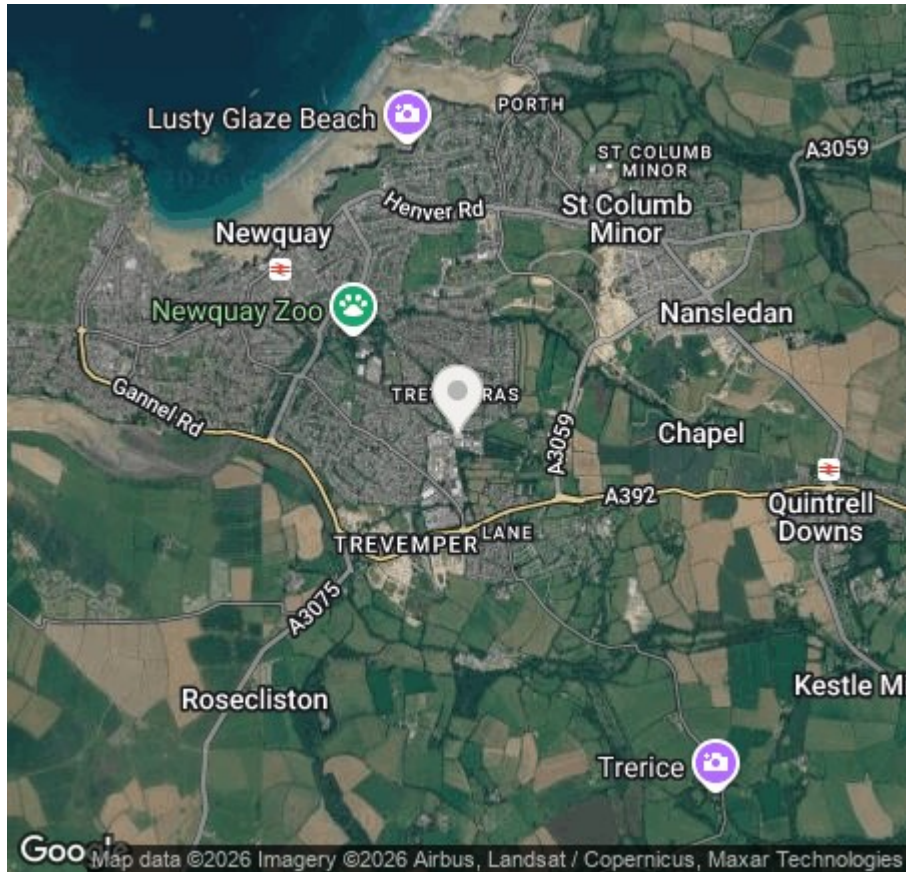
Lock up commercial space suitable for a variety of uses situated on a busy industrial unit in Newquay offering approximately 1131 Sq Ft of space.

£13,200 plus VAT per Annum- No Ingoing  
Ready for occupation.

**£13,200 Per Annum**

### Key Features

- 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 1131 Sq Ft of usable space
- Ready for Occupation
- £1,100 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 8b is found at the end of the main road going into the estate off Treloggan Road, turning left at the end of the road.

### **Unit 8b**

A first floor lock up unit with electric suitable for a variety of uses with 1131Sq ft of usable space.

### **Entrance**

Double glazed door and stairs rising to office/workspace. Emergency lighting.

### **Office/workspace**

**41'3" x 27'8" (12.57m x 8.43m)**

A large bright work/office space on the first floor. Three double glazed windows to side and front aspect Fluorescent strip lighting. Power points.

### **Kitchen**

**12'8" x 10'7" (3.86m x 3.23m)**

Double glazed window to the front aspect. Range of base, wall and drawer units with roll top work surface over. Stainless steel sink unit with drainer and mixer taps. Laminate flooring. Range of power points. Florescent strip lighting. Door to

### **WC**

**3'11" x 3'8" (1.19m x 1.12m)**

Obscure double glazed window to the front aspect. Low level WC with top flush. Corner wall mounted sink with mixer tap. Ceiling mounted light fitting.

### **Parking**

There are two allocated space in front of the unit

### **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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.

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