

2 Chi Teyrdelen, Stret Dor Wartha, Newquay, TR8 4RT

david ball
Agencies

An exciting opportunity to rent an office/employment unit on the sought after Duchy of Cornwall site of Nansledan. The site consists of a mixture of open market housing, affordable housing, and employment units.
New lease with terms to be agreed
£9,000 per annum plus VAT - No Ingoing

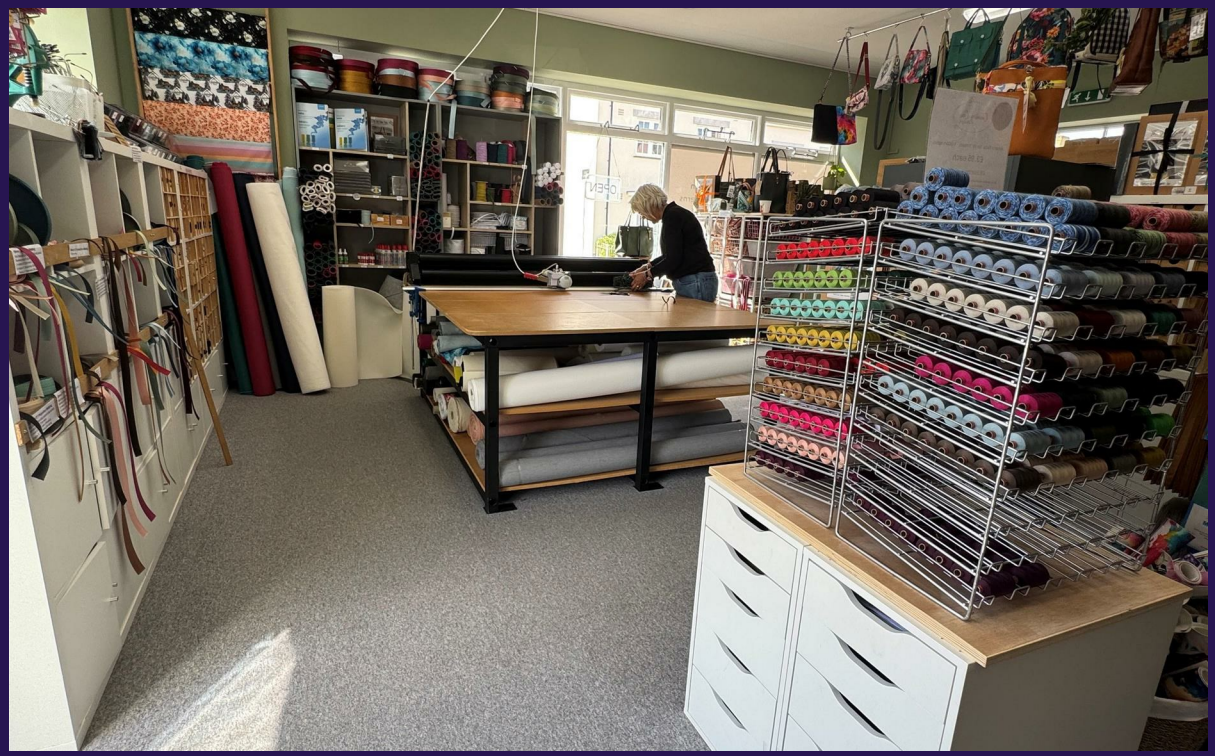
£9,000 Per Annum

Key Features

- Employment office/workshop
- Sought After Location
- 2 Allocated Parking Spaces
- £9,000 per annum
- Located on the Duchy of Cornwall Site of Nansledan
- 47.5 Sq Mts 511.3 Sq Ft
- New Lease with Terms to be Agreed











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

The Situation
The property can be found off Stret Kosti Veur Woles on Chi Teyredelen accessed from Quintrell Road and is one of the main thoroughfares through the award winning Duchy development of Nansledan. The popular and ongoing development of Nansledan is a Duchy of Cornwall site and is a mixture of open market, house sales, affordable housing, social housing, commercial and employment units.

The lease
A new lease with terms to be agreed

References
References will be sought for the incoming tenant

The property
Double fronted shop/employment unit.
The Gross Internal Area is 511 sq ft and the Net is 438 sq ft.

Trading Area
24'3" x 20'10" (7.39m x 6.35m)
Range of LED lighting and diffusers. Range of electric wall mounted heaters. Range of power points. Fitted cupboard with electric and broadband connection point. Fire alarm. Control panel. Door leading to rear access and car park.

Kitchen Area
Roll edge laminated work surface with inset stainless steel sink unit and drainer, recess and cupboard below with tiled splash back over.

WC
7'6" x 6'5" (2.30 x 1.96)
Disabled compliant with non slip flooring. Low level WC. Wall mounted sink unit with hot and cold mixer tap and tiled splash back over.

Outside to the Front
Two designated parking spaces

Service Charges
Building site and maintenance charges £900.00 Per annum

Council
Cornwall County Council, Penwinnick Road, St Austell, Cornwall. Tel 0300 501501

Viewings
By appointment only through the vendor’s agent
DAVID BALL COMMERCIAL (01637 850850)

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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