



1st Floor Office, 42a East Street, Newquay, TR7 1BE

**david ball**  
Agencies

An exciting opportunity to rent office space in the heart of Newquay. Located on the first floor with its own entrance, this bright and airy workspace would suit persons looking for that perfect office.

Both offices £200 per week £10,400 per annum

There is a parking space which is available under separate negotiation

## £6,240 Per Annum

### Key Features

- Town Centre Office Space
- Kitchen Area
- New lease with Terms to be Agreed
- Offices £200 per week
- Two First Floor offices
- Suitable for a variety of Uses
- Easy in and out Lease
- Call to Enquire

### Agents Note

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

### The Location

The property is situated on the corner of East Street and Grosvenor Avenue opposite Newquay's main post office and close to Tesco Express. East Street is one of the main four trading areas in the town.

### Stairs and landing to Upper First Floor

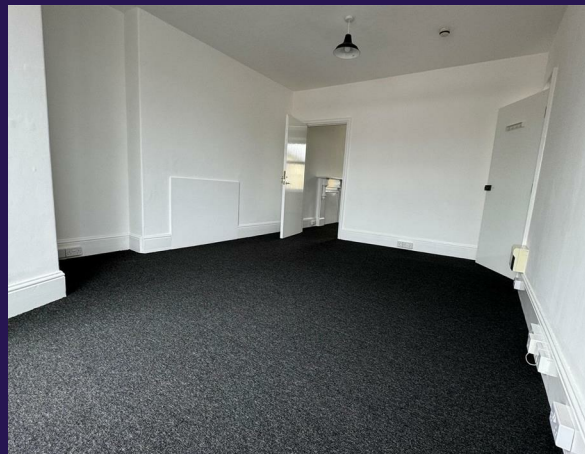
Landing. Doors leading to two offices and kitchen. UPVC double glazed window to the side.

### Communal Kitchen

10'10" x 7'5" (3.32 x 2.28)

Length of roll edge laminated work surface with inset stainless steel sink unit and drainer with tiled splash back over. Range of cupboards, drawers and fridge under. Florescent strip lighting. Sealed unit double glazed window to the front





### **Office One**

**17'7" x 12'4" max (5.36m x 3.76m max)**

Bay window with UPVC double glazed window to the front. Lighting. Power points. Door to hallway. Internal door to

### **Office Two**

**18'0" x 12'4" (5.49m x 3.76m)**

UPVC sealed unit double glazed window to the rear. Power points. Lighting

### **WC**

Ladies and Gents WC facilities to the first floor.

### **Agents Note**

Water is included in the rent.

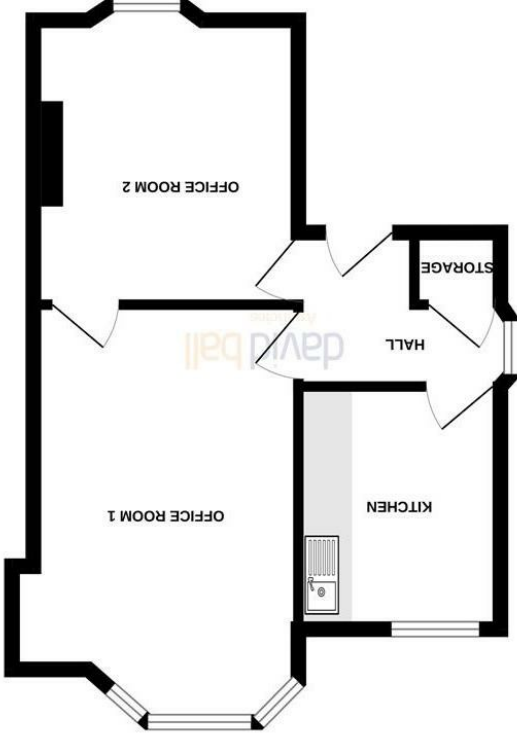
### **Lease**

A new easy in and out lease with terms to be agreed.

### **Agents Note**

Offices can be let separately or for both spaces £200 per week.





GROUND FLOOR

Which energy ratings have been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or misstatement. They have to be approved by a qualified person and not be used in any other way. Made with Mapbox, ©2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	

England & Wales  
EU Directive 2002/91/EC



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