



Unit 8a, 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 1050 Sq Ft of space.

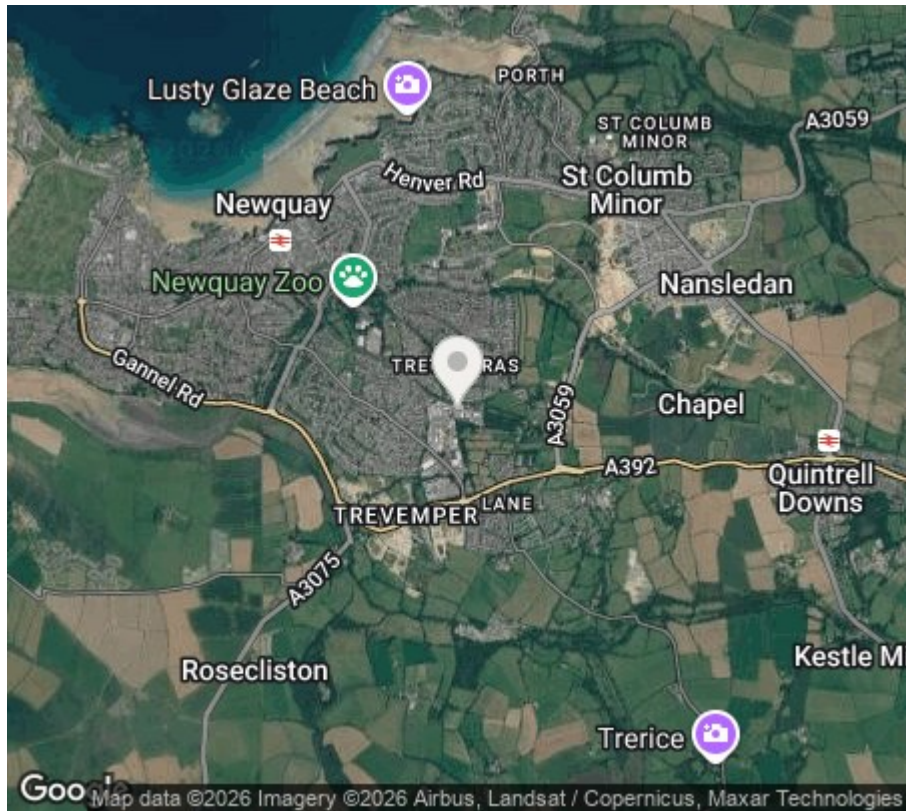
£12,600 per annum plus VAT - No Ingoing

Ready for occupation.

£12,600 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 1108 Sq Ft of usable space
- Ready for Occupation
- £1,050 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 8a can be found at the end of the main road leading into the estate off Treloggan Road, turning left at the end of the road.

Unit 8a

A lock up unit with electric suitable for a variety of uses with 1108 ft of usable space. There is a roller shutter with double glazed doors along with a further double glazed door for entry.

The Unit

Roller shutter and double glazed sliding doors leading into

Reception / Kitchen Area 1

15'6" x 14'6" (4.73 x 4.44)

Range of base units with roll top work surface. Overhead storage cupboard. Stainless steel sink and drainer with mixer tap over. Fluorescent strip lighting. Range of power points. Door to

WC

4'11" x 3'2" (1.52 x 0.97)

Low level WC with top flush. Pedestal wash hand basin with mixer tap. Electric and water meters. Ceiling mounted light fitting.

Area 2 Irregular in shape

40'9" x 27'0" (12.43 x 8.25)

Double glazed window to the front aspect. Fluorescent strip lighting. Range of power points. Storage cupboard. Door to fire exit and rear access.

Parking

There is two allocated space in front of the unit

The Lease

A new lease with terms to be agreed.

Service Charges

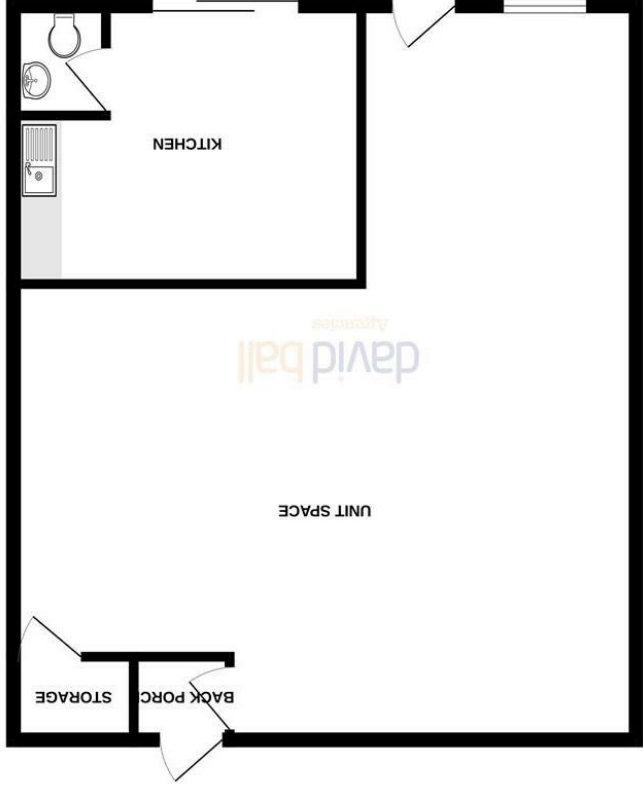
£40 per month for insurance

£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 as a basis 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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