



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

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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.

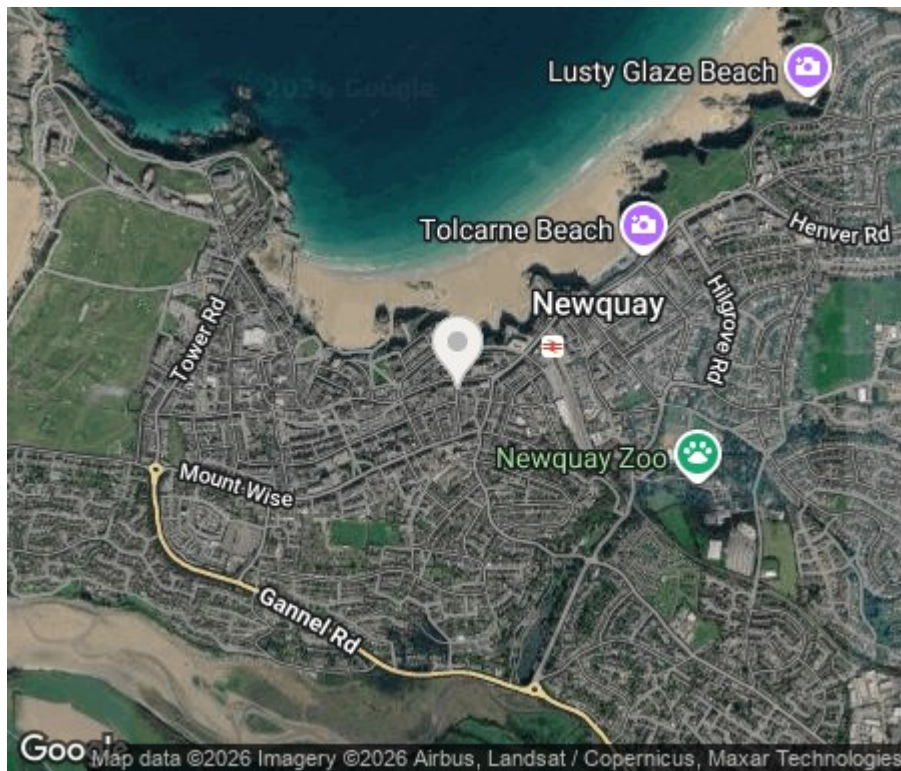
Both offices £200 per week £10,400 per annum

There is a parking space which is available under separate negotiation

£10,400 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.

Which every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. They shall be regarded as approximate and not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		