



2nd 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 second floor with its own entrance, this bright and airy workspace would suit persons looking for that perfect office.

Office one £90 per week £4,680 per annum

Office two £80 per week £4,160 per annum

Both offices can be let under separate negotiation

## £4,160 Per Annum

### Key Features

- Town Centre Office Space
- Kitchen Area
- New lease with Terms to be Agreed
- Offices from £80 per week
- Two Second 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. Door to second floor

### 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





### **Door Leading to Second Floor**

Stairs rising to second floor. Doors to office one and two.

### **Office One**

**17'7" x 13'3" irregular in shape (5.36 x 4.06 irregular in shape)**

UPVC double glazed window to the front. Lighting. Electric wall heater. Power points Data points. Door to hallway.

£90 per week

### **Office Two**

**14'1" x 12'5" irregular in shape (4.31 x 3.80 irregular in shape)**

UPVC sealed unit double glazed window to the rear. Electric wall heater. Power points. Data points Lighting

£80per week

### **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



