

R/O 40 East Street, 40 East Street, Newquay, TR7 1BH

david ball
Agencies

An exciting opportunity to rent office/commercial unit in the centre of Newquay. Located on the ground floor with its own entrance, this versatile space is suitable for a variety of uses.
Please call to view.
£9,000 per annum £750.00 pcm to include electric and water

£750 PCM

Key Features

- Town Centre Office Space
- Suitable for a Variety of Uses
- Electric and Water Included
- Approx 300 Square Feet
- Two Ground Floor Offices
- New Lease with Terms to be Agreed
- £9,000 per annum
- 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 Grovesnor Avenue just off East Street in one of Newquay's main trading areas. The main post office and Tesco Express is in close proximity.

The Property
Double glazed entrance door leading to office one. Step down.

Office Space 1
16'9" max x 11'8" max (5.11m max x 3.56m max)
Double glazed window to the front. Wooden effect flooring. Wall mounted electric radiator. Ceiling mounted enclosed light fitting. BT data point. Range of power points. Step leading to Door to













Office Space 2

13'6" max x 7'1" max (4.11m max x 2.16m max)

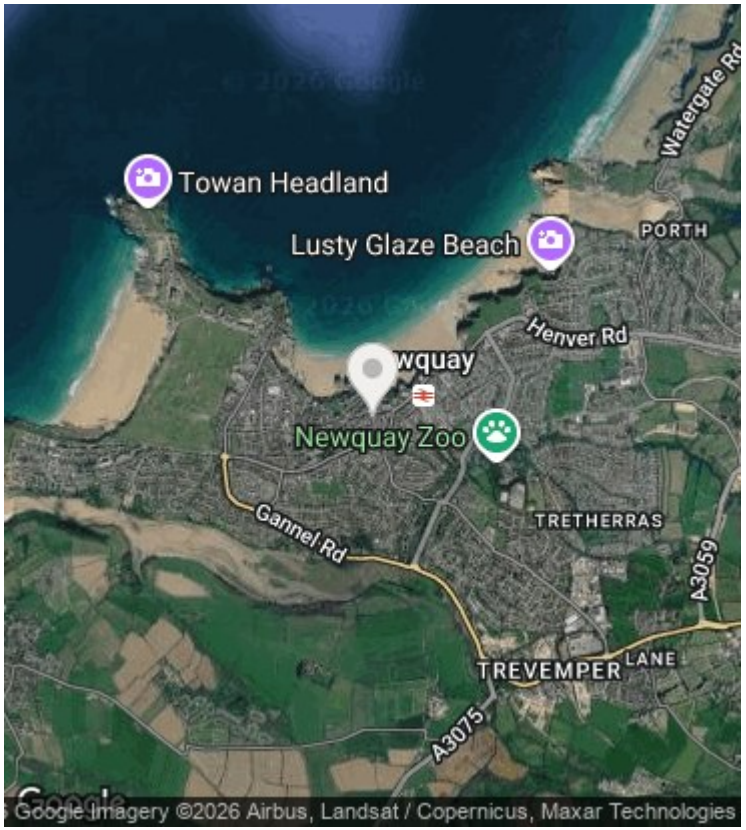
Double glazed window to the front aspect. Continuation of wooden effect flooring. Ceiling mounted enclosed light fitting.Range of power points Further double glazed high level obscure glass window. Door to.

WC

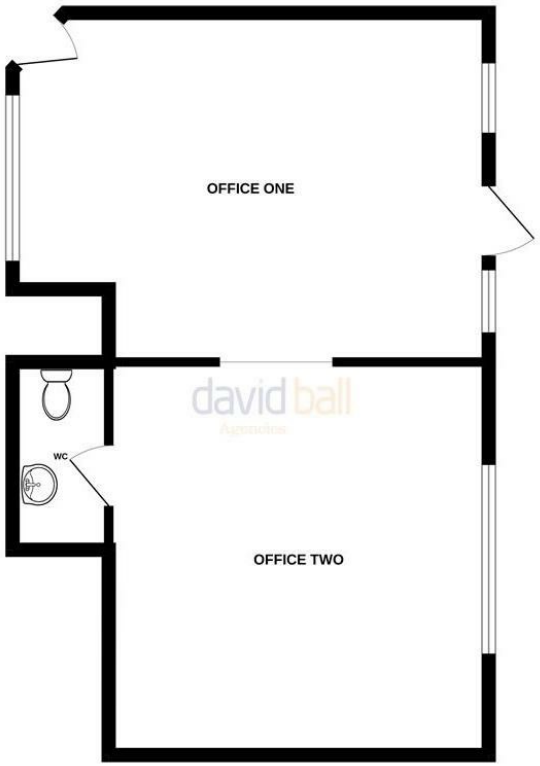
Continuation of wooden effect flooring. Ceiling light fitting. Low level WC with top flush. Sink with cold tap enclosed in a vanity unit with water heater over.

Lease

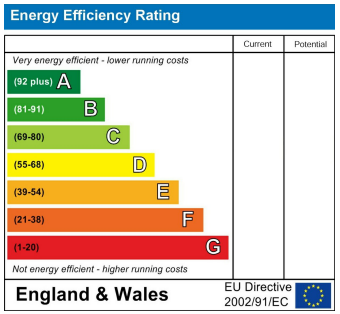
A new lease with terms to be agreed.



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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