

## 16 Dabari Prow Park, Treloggan Industrial Estate, Newquay, TR7 2SX



**735 sqft Retail/Office space on the very popular Prow Park  
with use of the communal facilities set in a collaborative  
community Ideal for start ups or a growing business.**

- 735sq ft of open plan office space
- Popular Treloggan industrial estate
- Communal kitchen
- Staff parking to the rear
- Flexible lease terms
- CCTV/on site security

**£954 Per Month inc VAT**

Nestled within the vibrant Treloggan Industrial Estate in Newquay, Prow Park presents an exceptional opportunity for businesses seeking a prime commercial space. This property is strategically located, offering easy access to a bustling local community, making it an ideal choice for a variety of enterprises.

The commercial space at Prow Park is designed to accommodate a range of business needs, providing a flexible layout that can be tailored to suit your specific requirements. With ample square footage, the property allows for both operational efficiency and the potential for future expansion. The surrounding area is home to a diverse mix of businesses, fostering a dynamic environment that encourages collaboration and growth.

Newquay, known for its stunning beaches and vibrant tourism, also boasts a strong local economy, making this location particularly advantageous for businesses looking to thrive. The Treloggan Industrial Estate is well-regarded for its accessibility and supportive business community, ensuring that your venture will be well-positioned for success.

Whether you are looking to establish a new business or expand an existing one, Prow Park offers a unique opportunity to secure a prominent commercial space in a sought-after location. Do not miss the chance to be part of this thriving area; arrange a viewing today to explore the potential that Prow Park has to offer.

### **LEASE**

The lease is offered over a 3 year term with the option of a 12 month break clause, with 2 months prior notice. A 3 month deposit of £2385 is required upon entry of the lease. There is a service of £221.25 + VAT per quarter.

### **SHARED FACILITIES**

The office has use of a shared kitchen and toilet facilities.

### **KEY FEATURES**

- Modern, Well-Maintained Suites: Recently refurbished and ready for immediate occupation, suitable for a range of professional and creative businesses.
- Flexible Lease Terms: Landlord is offering bespoke lease arrangements, making it ideal for startups and established businesses alike.
- Superfast Connectivity: Fibre optic broadband to the Darbari building, ensuring reliable high-speed internet for your business needs.
- Ample Parking: Large, secure car park to the rear for tenants and visitors – a rarity in Newquay.
- Professional Community: Join a vibrant mix of businesses within the Darbari Building, fostering networking and collaboration.
- Prime Prow Park Position: Highly sought-after business park location with easy road access and local amenities nearby, such as new gym and food court currently under development.

### **WHY CHOOSE DABARI BUILDING?**

The Darbari Building at Prow Park is a favoured choice among professionals seeking a productive environment on flexible terms. The combination of accessible parking, robust connectivity, and a collaborative community creates an outstanding base for your business growth.

### **BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 1800 Mbs

Mobile coverage: Likely/limited

(Source: OFCOM)

### **ENERGY PERFORMANCE CERTIFICATE**

Band D



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