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Unit 1 Springfield Building, Tor Road, Newquay, TR7  
1RL

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# £450

- Vacant Commercial Unit
- Easy in and out Conditions
- Separate WC
- No Ingoing
- 399.74 Square Feet
- Close to Newquay Town Centre
- Bright and Airy Space
- £5,400 per annum

An exciting opportunity to rent office/commercial space close to the town centre with 399.74 SQFT of usable area. Separate WC. New lease with easy in and out terms. £5,400 per annum No Ingoing. Ready for occupation

## AGENTS NOTE

Supplied services and appliances have not been tested by the agent. prospective purchasers are advised to make their own enquiries.

## THE SITUATION

The unit are located on Tor Road which adjoins Springfield Road, Pargolla Road and Fairview Terrace all of which are close to the town centre.

## THE PROPERTY

Unit 1a1 is bottom unit of a house that is split into two commercial units, being fully self contained with its own entrance, electric and water supply.

## UNIT 1A1

UPVC double glazed disability entrance door opening into

## OFFICE/ UNIT

15'8" x 25'3" (4.78m x 7.70m)

A bright and airy space with double glazed window with opening handle to the front. Vertical blinds. Further high level obscure double glazed window with opening handle to the rear. Fluorescent lighting. Ceiling smoke alarms. Enclosed wall cabinet containing electric meter. Stainless steel sink unit with drainer with storage below. Range of power points. Door leading to

## WC

Low level WC with top flush. Corner sink unit with hot and cold taps.

## THE LEASE

A new lease with easy in and out terms to be agreed.



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