



Ace Engineering, Quarry Park Road, Newquay, TR7 2NP

david ball
Agencies

Detached Freehold Industrial Unit with parking and land.
Available due to impending relocation, business not affected.
Workshop area of 505.39Sq Mts (5440 Sq Ft) store of 79.64Sq
Mts (857 Sq FT) ground floor showroom and offices of 186.04
Sq Ft (2003 Sq Ft) with first floor offices of 189.4 Sq Mts (2039
Sq Ft)

Price £1,000,000 Freehold

Key Features

- Freehold Industrial Unit
- Workshop area 5.5.39Sq Mts
- Showroom and offices
186.04Sq Mts
- Storage Area 79.64 Sq Mts
- First floor offices 189.4 Sq
Mts
- Possible Development Site

AGENTS NOTE

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

LOCATION

Quarry Park Road is part residential and part Industrial area which is
located between Cliff Road and the Trenance Valley.

THE SITE

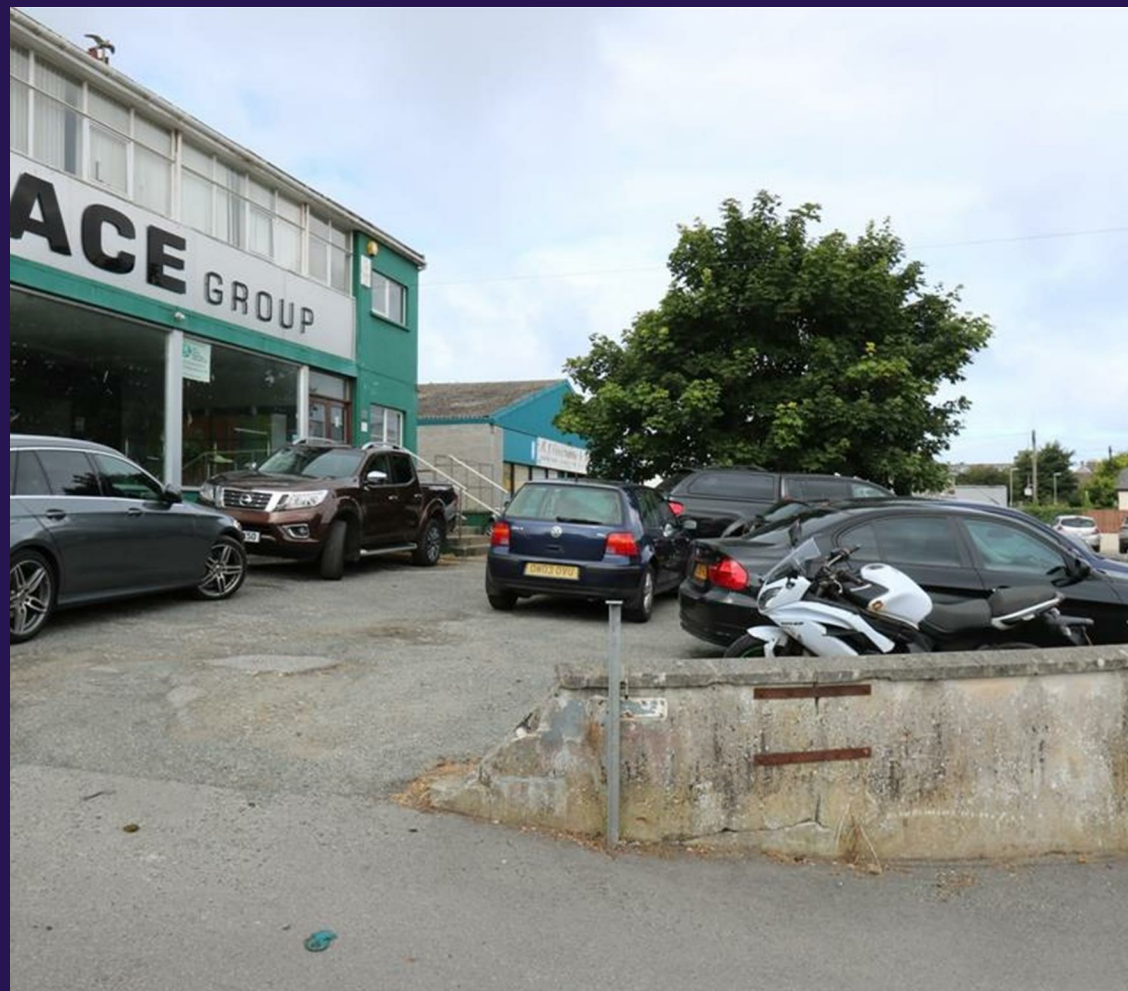
Comprises a detached industrial unit with parking to the front, a gated
yard area and adjoining land.

ACE ENGINEERING

Are a very successful engineering company who are moving to a larger
unit to facilitate their expansion.

SERVICES

The following services are connected to the property, Mains electricity,
water and drainage, however, we have not verified any of the
connections.





COUNCIL

Restormel Borough Council, 39 Penwinnick Road, St Austell.

Tel: 0300 1234100

Business Rating £30,500 Rates payable 2018/2019 £14,609

VIEWINGS

By appointment only through the vendors agent

DAVID BALL COMMERCIAL (01637 850850)

OFFICE OPENING HOURS

Monday to Friday 9.00 am to 5.30 pm

Saturday 9.00 am to 12.00pm

DB/PM 10.09.18



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e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	(22 p/m ²)
	(81-91)
	(69-80)
	(55-68)
	(39-54)
	(21-38)
	(1-20)
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	
Current	Potential

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 p/m ²)
	(81-91)
	(69-80)
	(55-68)
	(39-54)
	(21-38)
	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Current	Potential

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information, any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.