

## Saw 3, Prow Park, Treloggan Industrial Estate, Newquay, TR7 2SX



**568 sq feet of retail/office space available to let within the popular Prow Park industrial estate at Treloggan with private kitchenette and toilet facilities**

- Open plan unit suitable for retail and office use
- Prime location close to main car park
- 568 sq ft
- Increasingly popular industrial estate
- Toilet and kitchen accommodation provided
- Available now

**£1,100 plus VAT, per month**



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 £3300 is required upon entry of the lease.

#### **ENERGY PERFORMANCE CERTIFICATE**

Band C

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

Fastest available download speed: up to 1800 Mbs

Mobile coverage: Likely/limited

(Source: OFCOM)



# Start & co

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