

Mor Workspace, Treloggan Lane, Newquay, Cornwall, TR7 2FP



A RARE OPPORTUNITY TO LEASE A LARGE OFFICE SPACE FOR UP TO 10 PEOPLE. PRIVATE SERVICED OFFICE SPACE IN A MODERN SHARED WORKSPACE BUILDING OFFERING A HOST OF COMMUNAL BENEFITS

- Virtual receptionist (charges apply)
- Private phone room (booking required)
- 24 Hour secure access
- Vending machine (charges apply)
- WiFi included (premium upgrade available at an extra cost)
- Break out spaces & Bike store
- Ample parking
- 2 x shared kitchen/diner facilities
- Showers (inside and out), plus WC's
- Professional services on site – printing/photographer (charges apply)

£2000 per calander month plus VAT & Insurance

MOR Workspace is set in large gated grounds with ample parking for users and guest alike, featuring outside dining areas, outside showers, surfboard storage and bike shed. The main office building is approached via the bright two storey open atrium reception area with a virtual receptionist (operated on a touchscreen pad), a vending machine and stairs leading to the first floor. Office 5 is located on the ground floor and features a lockable private door. The office is arranged around a central room that features a large meeting table providing a natural focal point for collaboration and connection. Five private offices open directly off this central area, providing both privacy and easy access to the shared hub. Features plenty of natural light and convenient large cupboard spaces built in. At the entrance, a reception area welcomes visitors and creates a professional first impression.

TERMS

The office space is offered on a 3 Year lease, with a rolling 12-month break clause. The rent is £2000 per calendar month plus VAT, plus the insurance costs below which calculates at £2,027.01 plus VAT (£2432.41) per calendar month in total. Metered electric

payable by the tenant. Some business users may be able to reclaim the VAT element, dependent on their individual circumstances.

VIEWING

Please contact us for a private viewing appointment.

INSURANCE

Each occupant pays a proportion of the total building's insurance cost £325.04 plus VAT (£390.04 inc) per annum for Office 5. Changes year on year.

UTILITIES

Metered electric payable by the tenant.

MOBILE AND BROADBAND COVERAGE AVAILABILITY

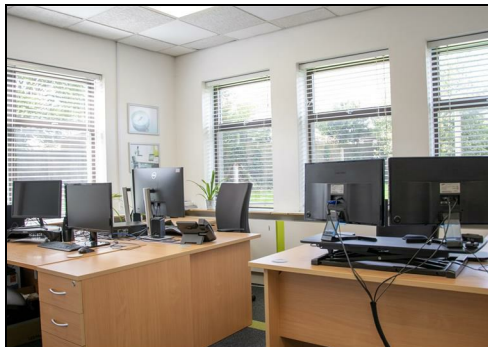
Fastest available download speed: up to 100Mbps

Mobile coverage: Good

(Source: OFCOM).

VIEWING

Please contact us on 01637 875847 if you wish to arrange a viewing appointment for this property or require further information.



Start & co

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