



16, Grosvenor Avenue, Newquay, TR7 1BQ

david ball
 Agencies

An exciting opportunity to rent office/commercial unit in the centre of Newquay. Located on the ground floor with its own entrance, this versatile space is suitable for a variety of uses.

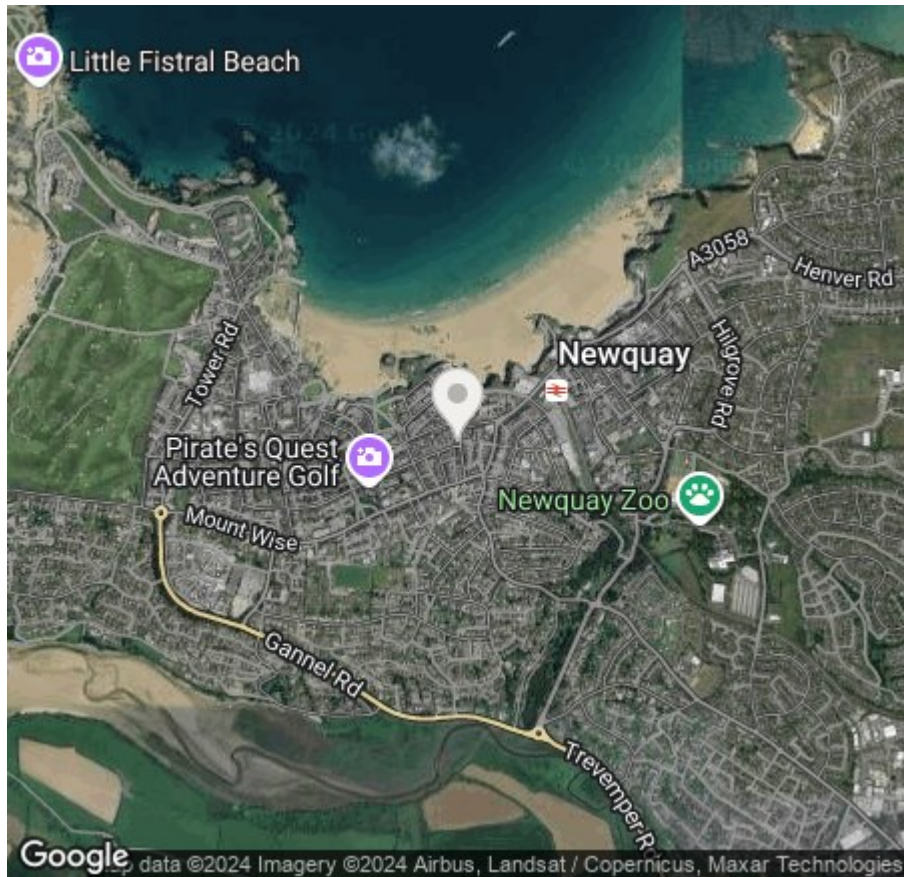
Please call to view.

£8,500 per annum. No Ingoing

£8,500 Per Annum

Key Features

- Large Office Space
- Suitable for a Variety of Uses
- New Lease with Terms to Be Agreed
- £8,500 per Annum
- Close to Town Centre
- Parking Space
- No Ingoing





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 property is situated on Grovesnor Avenue just off East Street in one of Newquay's main trading areas. The main post office and Tesco Express is in close proximity.

The property

Glass fronted wooden entrance door. Step down to

Reception Area

19'1" x 15'10" (5.83 x 4.83)

Double glazed display window. Vertical blinds to window and door. Ceiling mounted enclosed strip lighting. Radiator. Wooden reception desk.

Office One

11'2" x 8'2" (3.42 x 2.5)

Storage cupboard. Further storage cupboard. Enclosed ceiling mounted strip lighting. Door to

Office Two

11'3" x 6'10" (3.44 x 2.09)

Double glazed window to the rear courtyard. Radiator. Enclosed ceiling mounted strip lighting. Power points.

Office Three

11'1" x 10'7" (3.39 x 3.23)

Double glazed window to the side aspect. Wooden door with high level glass. Data points. Power points. Radiator.

Office Four

10'9" x 6'11" (3.29 x 2.13)

Double glazed window. Double glazed door leading to the rear courtyard. Storage cupboard. Enclosed ceiling mounted strip lighting. Power points. Radiator.

WC

Inset ceiling spot lighting. Pedestal sink unit with hot and cold tap. Low level WC with top flush. Hygienic tile effect cladding to wall.

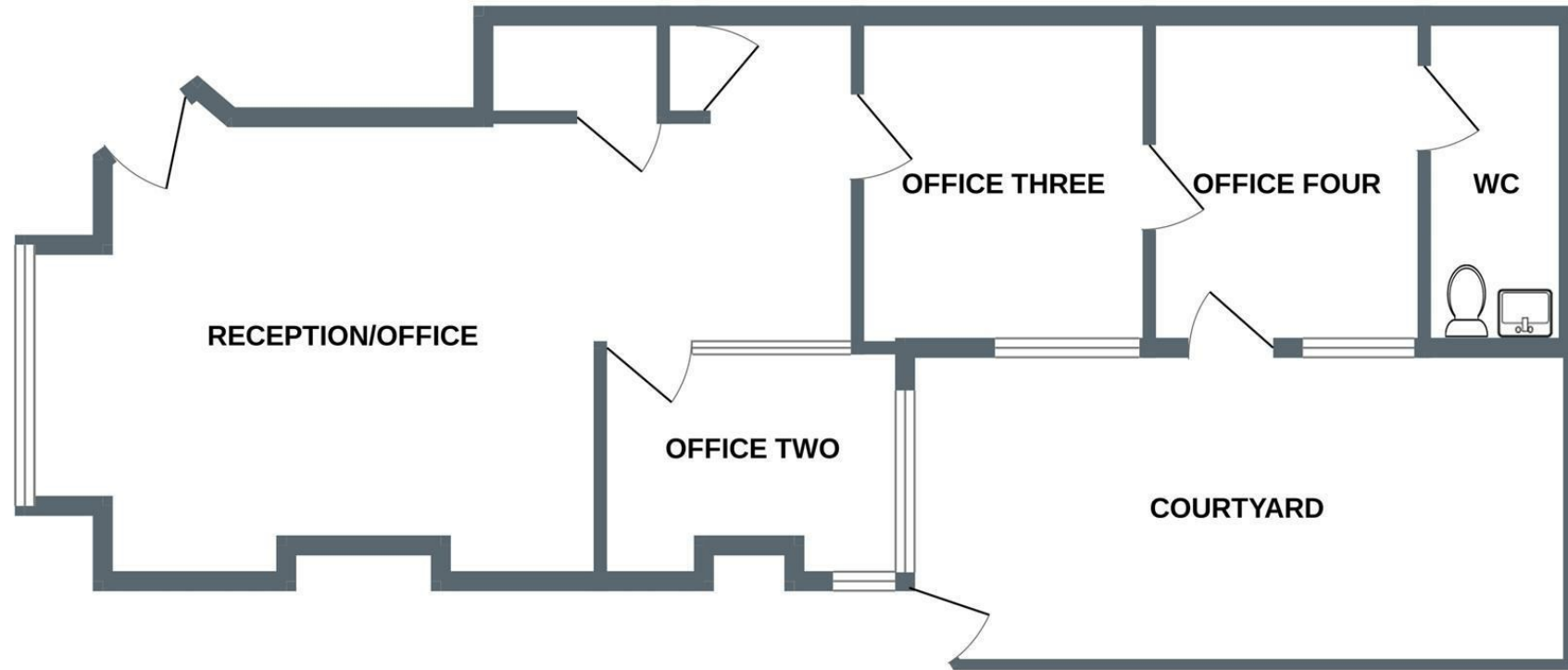
Services

The following services can be found, mains electric, gas and water, however we have not verified any of the connections.

Council

Cornwall Council, 39 Penwinnick Street, St Austell, Cornwall

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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