

## Office 10b Mor Workspace, Treloggan Lane, Newquay, TR7 2FP



### PRIVATE SERVICED OFFICE SPACE IN A MODERN SHARED WORKSPACE BUILDING OFFERING A HOST OF COMMUNAL BENEFITS FOR AN ALL IN MONTHLY SUM

- 8 sqm 2 Person private glazed office
- Communal kitchen and facilities
- AMPLE PARKING AND SECURE BIKE STORAGE
- Conveniently located at Treloggan
- Furnished and ready to work
- On-site showers, break out spots and WC's
- Customer visit suitable
- WiFi, business rates and electricity charges included
- Virtual receptionist
- 24 Hours secure access

**£760 per calendar month (including VAT and insurance)**

This private office is available immediately and offers a selection of business and office users the opportunity to take on a relatively short-term commitment, with communal services included for an "all in" monthly cost, ideal for budgeting and cashflow. The office is located on the first floor of this recently converted two storey building housing a host of eclectic business and hot desk users, sharing common facilities in a bright, funky, relaxed setting.

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 10b is located on the first floor and features a fully glazed front with a lockable private door, office furniture including desks and chairs with a large window for light.

#### **SHARED FACILITIES INCLUDE:**

- Virtual receptionist
- WiFi included (premium upgrade available at an extra cost)
- 2 x shared kitchen/diner facilities with fridges
- Private phone room (booking required)
- Break out spaces
- Virtual office address, if required
- Bike shed
- Showers (inside and out), plus WC's
- 24 Hour secure access
- Parking

- Meeting rooms
- Professional services on site - printing/photographer (charges apply)
- Vending machine (charges apply)

#### **TERMS**

The office space is offered on a 3 Year lease, with a rolling 9-month break clause. The rent is £625 per calendar month plus VAT, plus the insurance costs below which calculates at £760 per calendar month in total. 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 buildings insurance cost, estimated at £120 per annum for unit 10b.

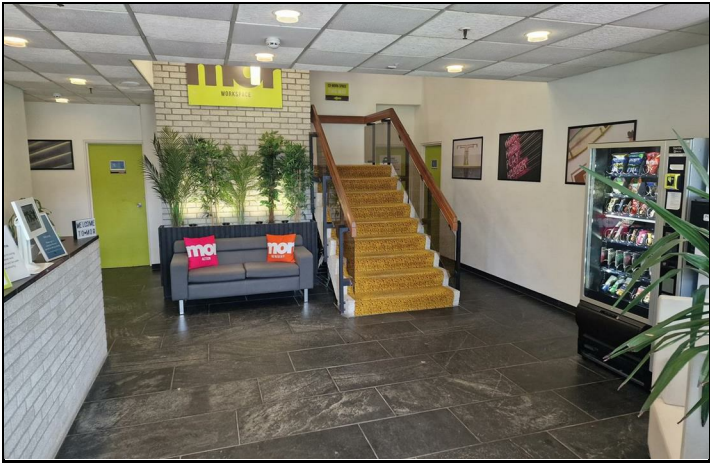
#### **BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 47Mbps

Mobile coverage: Likely/limited

(Source: OFCOM)







# Start & co

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