

Riviera House

Ref No: 3831

Nicholson Road, Torquay, Devon, TQ2 7TD



Large Modern Office Building in Convenient Location

Flexible Accommodation Available To Let (May Sell)

Ground Floor Net Internal Area 603m² (6,498 sq ft)

First Floor Net Internal Area 613m² (6,599 sq ft)

Private Car Park for Over 50 Vehicles

Price on Application

Interested in this property?

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LOCATION

Situated on Nicholson Road, the offices are well placed to benefit from an excellent infrastructure links, being close to Riviera Way which leads to central Torquay. South Devon expressway give fast access to Newton Abbot, Exeter and the M5 beyond. The location neighbours Wren Retail Park with occupiers including Marks & Spencer, Boots, Sainsburys and Next. Other nearby occupiers on Nicholson Road include the Cavanna Homes Group, Bishop Fleming and The NHS and the MOJ (Country Court).

DESCRIPTION

Flexible accommodation which is currently partitioned but mainly open plan, offering a versatile accommodation to a wide variety of occupiers.

The provision of both open plan office space and generous parking make these offices unusual in vicinity and an excellent opportunity for those looking to take sizeable premises.

The property is available as a whole or floor by floor, by negotiation.

The accommodation briefly comprises:-

GROUND FLOOR

603m² (6,498 sq ft).

FIRST FLOOR

613m² (6,599 sq ft)

LEASE

The property is available by way of new Full Repairing and Insuring Lease, exact terms to be agreed by negotiation.

RATEABLE VALUES

Ground Floor - 2017 List: £66,108.

First Floor - 2017 List: £64,496.

Please note this is not the Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

The Rateable Value may need to be reassessed if the property is taken as a whole.

EPC AWAITED

ESTATE CHARGE

Please note there is an estate charge for maintenance of communal elements of the site.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.lettingbusinesspremises.co.uk



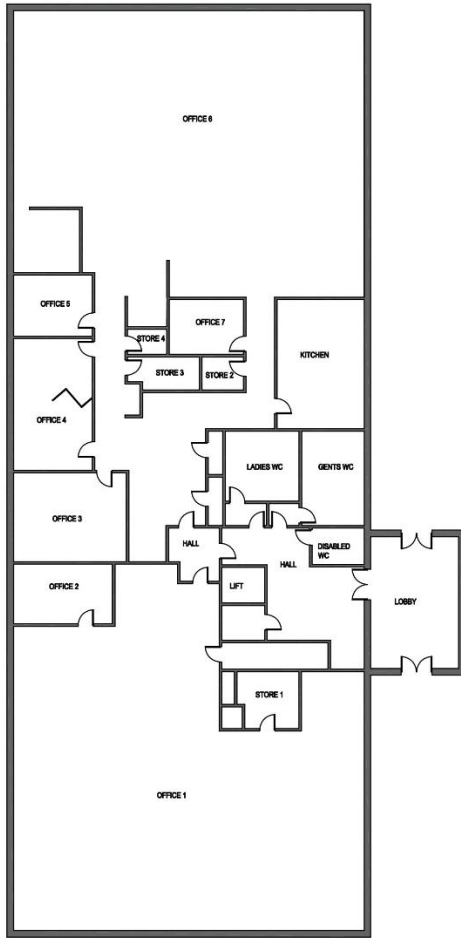
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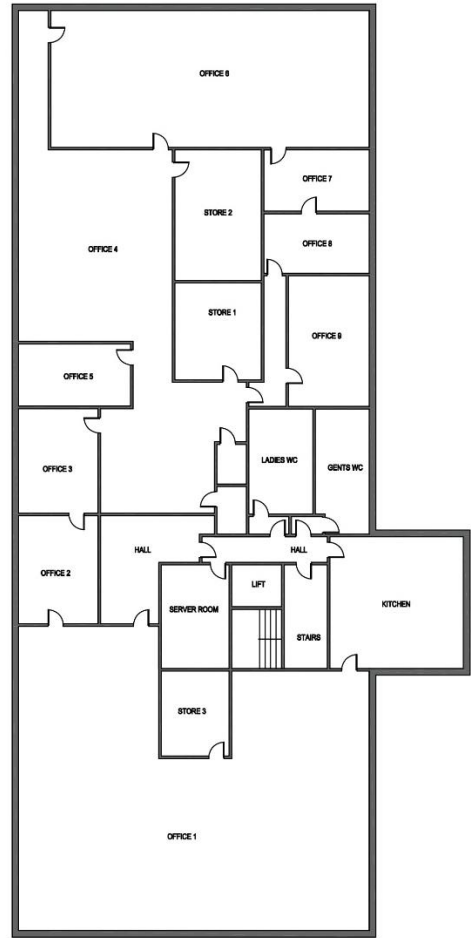


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GROUND FLOOR



FIRST FLOOR



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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