

# 3-4 Vaughan Parade

Ref No: 0387

Torquay, Devon, TQ2 5EG



## Harbourside Offices To Let On Inclusive Terms

A Great Alternative to Conventional Lease Arrangements with Flexible Terms and No Hidden Costs.

A Range of Occupation Options to Suit Small and Medium Size Businesses

Single Rooms From: 76sq ft (7m<sup>2</sup>) - 215 sq ft (20m<sup>2</sup>)

Open Plan Units From: 580 sq ft (55m<sup>2</sup>)

Suites of Offices From: 940 sq ft (87m<sup>2</sup>)

Monthly Rental of £175

(Inclusive of Gas, Electricity and Building's Insurance and Service Charge Costs)

Interested in this property?  
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## DESCRIPTION

Suites of offices and individual office rooms situated right on Torquay's Harbourside. Many rooms enjoy superb views of the inner harbour and surroundings. The Vaughan Parade Business Centre offers fantastic flexibility for small to medium sized businesses to occupy as little or as much space as required with no hidden or extra costs on top of rent. Available as single rooms up to larger suites in a prestigious and central location, close to car parking and other facilities. A great alternative to conventional lease arrangements with flexible terms and no hidden costs. The property comprises first, second and third floor office accommodation with two further mezzanine levels in a substantial harbourside office building. Access is via a communal hall and stairwell. Internally the offices have been newly refurbished to a generally similar specification (unless otherwise stated) and have sash windows, radiators, surface mounted fluorescent lighting. The building has a fire alarm system. The property also has the benefit of a kitchen/break room and W.C's on the third floor which are shared.

### FIRST FLOOR SUITE OF 6 OFFICES:

Offices 4, 5 & 6 have the benefit of open Harbour views.

**OFFICE 4:** 5.64m x 4.86m (18'6" x 15'11") **LET**

**OFFICE 5:** 3.4m x 4.5m (11'1" x 14'9") **LET**

**OFFICE 6:** 2.19m x 4.79m (7'2" x 15'8") **LET**

**OFFICE 7:** 3.48m x 2.04m (11'5" x 6'8") **£175**

**OFFICE 8:** 3.38m x 3.66m (11'1" x 12") **LET**

**OFFICE 9:** 3.38m x 3.34 (11'1" x 10'11") **LET**

## TENURE

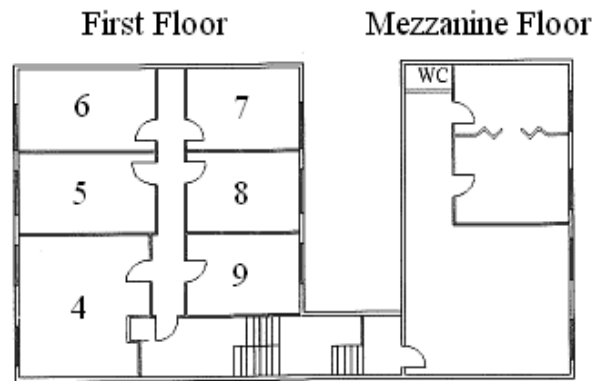
The property is available either room by room, floor by floor or as a whole, by way of new leases on simple Internal Repairing Terms on the basis of an Inclusive Rent. Subject to professional references the offices are available on agreement for a minimum term of 12 months, with fees payable monthly or quarterly in advance. Payment is inclusive of Heating, Lighting, Water Rates, Buildings Insurance, Cleaning of Communal Areas, Maintenance and Service Charges. A rent deposit equivalent to 3 months rent, will be required, along with a full month's rent paid in advance. Occupiers will be responsible for their own telephone/broadband costs and any Business Rates payable.

## VAT

VAT is chargeable on all rents.

## BUSINESS RATES

The property currently forms part of a larger assessment and will be re-assessed. Tenants will be responsible for the rates payable on their own office only. Further information is available from the agents.



### FIRST FLOOR – MEZZANINE LEVEL:

**MAIN OFFICE:** 6.02m x 4.97m (19'9" x 16'3")

**PARTITIONED**

**MEETING ROOM:** 5.69m x 3.69m (18'8" x 12'1")

**W.C.**

**£850**

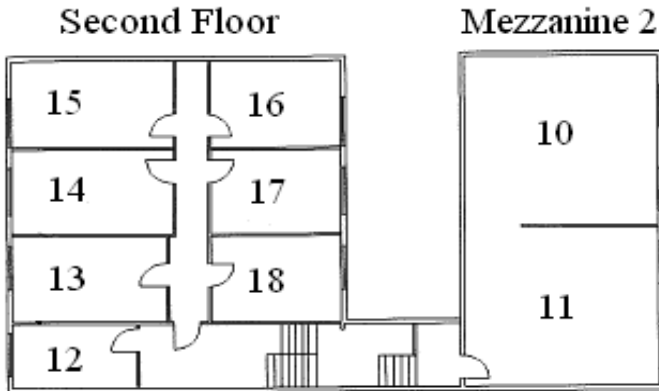
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## MEZZANINE 2

(2 Large Open Offices Available as One Suite):

**OFFICE 10:** 4.69m x 5.59m (15'4" x 18'4")

**OFFICE 11:** 4.90m x 5.59m (16' x 18'4") **£800**

**AVAILABLE**

## SECOND FLOOR

Offices 12, 13, 14 & 15 have the benefit of open Harbour views.

**OFFICE 12:** 1.93m x 3.65m (6'4" x 11'11") **LET**

**OFFICE 13:** 3.66m x 4.87m (12' x 15'11") **£270**

**OFFICE 14:** 3.7m x 4.87m (12'1" x 15'11") **£270**

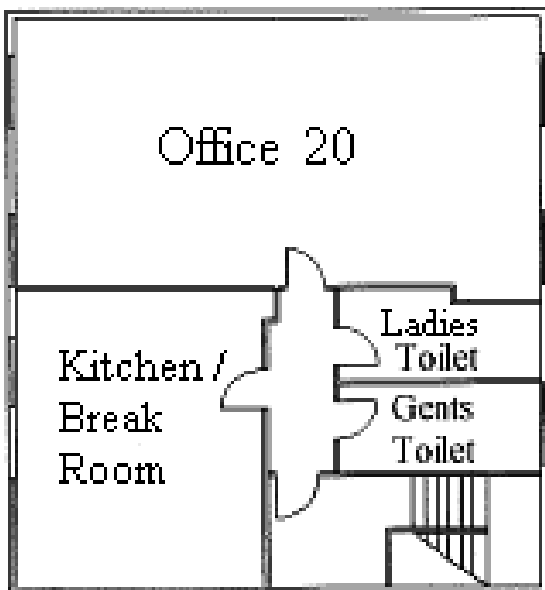
**OFFICE 15:** 2.0m x 4.87m (6'7" x 15'11") **£210**

**OFFICE 16:** 2.0m x 3.46m (6'7" x 11'3") **£175**

**OFFICE 17:** 3.7m x 3.36m (12'1" x 11") **LET**

**OFFICE 18:** 3.26m x 3.34m (10'8" x 10'11") **LET**

## THIRD FLOOR



## THIRD FLOOR

**OFFICE 20:** 6.95m x 5.81m (22'9" x 19') **LET**

(A large Open Attic Style Room)

### **KITCHEN/**

**BREAK ROOM:** 5.79m x 3.50m (18'11" x 11'5")

With a range of Base Units, Sink and Shared Equipment (Fridge, Microwave, Kettle etc).

### **LADIES AND GENTS W.C's**

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