

# Offices at Quay House

Ref No: 2591

Lansdowne Lane , Torquay, Devon, TQ2 5AJ



## Quality First Floor Accommodation

Flexible Open Plan Office Space

New Lease - Terms to be Agreed

Net Internal Area 156.2m<sup>2</sup> (1,681 sq ft)

Viewing Highly Recommended

Annual Rental of £10,000

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# Offices at Quay House

Lansdowne Lane , Torquay, Devon, TQ2 5AJ

## LOCATION

The offices are conveniently located just off South Street, adjacent to Torquay Police Station and less than half a mile from both Torquay Town Centre and the Sea Front.

## DESCRIPTION

Currently arranged as open plan offices, the accommodation would suit a variety of office users.

The office suites comprises the following approximate areas: -

### FIRST FLOOR

#### MAIN OFFICE

45' 2" x 27' 8" (13.76m x 8.44m)

#### BOARD ROOM/MEETING ROOM

20' 8" x 13' 3" (6.3m x 4.04m)

#### KITCHEN

4' 9" x 10' 8" (1.46m x 3.25m)

#### LADIES & GENTS WC'S

#### STORE ROOM 1

15' 7" x 5' 8" (4.75m x 1.73m)

#### STORE ROOM 2

8' 2" x 6' 0" (2.5m x 1.82m)

## BUSINESS RATES

We are informed By the Valuation Office that the following Rateable Value applies:

2017 List: £14,500 (Subject to appeal)

More information on Rates Payable will be available from Torbay Council.

## EPC RATING 'E'

### 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](http://www.lettingbusinesspremises.co.uk)



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