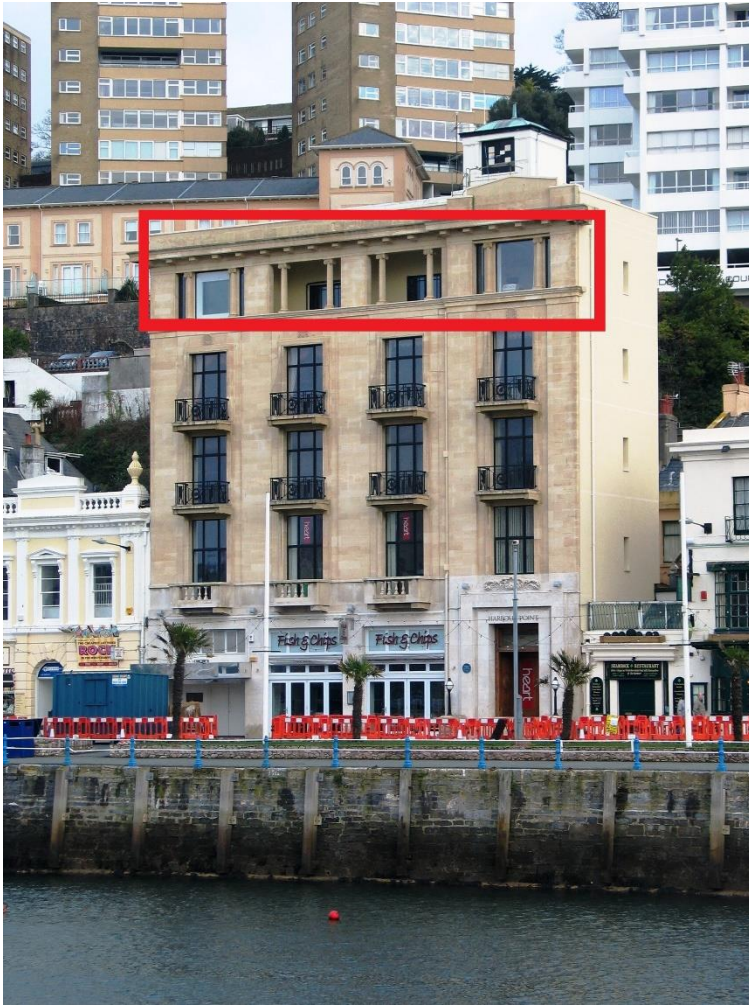


Fourth Floor Office Premises

Ref No: 3772

Harbour Point, Victoria Parade, Torquay, Devon, TQ1 2BD



Suite of Harbourside Offices in Prestigious Location

Total Office Area Approx: 104m² (1,119 sq ft)

Open Views Over Torquay Marina & Torbay

Modern Office Accommodation with Passenger Lift

Viewing Highly Recommended

Annual Rental of £12,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Fourth Floor Office Premises

Harbour Point, Victoria Parade, Torquay, Devon, TQ1 2BD

LOCATION

Harbour Point is a landmark building on Victoria Parade, on Torquay's Inner Harbour. The premises offers tenants the opportunity to occupy a quality, well presented suite of offices in a prestigious location with a stunning outlook.

The location is ideal, being at the very heart of Torquay, with the town centre shops close at hand. The leisure facilities of the harbourside and the professional area around The Terrace are all within easy reach.

DESCRIPTION

The fourth floor offices at Harbour Point provide excellent accommodation in a prestigious and desirable location. The offices are access from street level on Victoria Parade, through an impressive communal entrance hall with stairs and a 6 person passenger lift.

The accommodation briefly comprises:-

FOURTH FLOOR OFFICE

ENTRANCE HALL

Leading to:-

OFFICE 1

8' 10" x 11' 6" (2.7m x 3.5m)

OFFICE 2

10' 2" x 15' 1" (3.1m x 4.6m)

With open views and access onto the recessed balcony.

OFFICE 3

9' 6" x 14' 9" (2.9m x 4.5m)

With open views and access onto the recessed balcony.

OFFICE 4

13' 5" x 9' 6" (4.1m x 2.9m)

With open views and access onto the recessed balcony.

OFFICE 5

35' 1" x 16' 1" (10.7m x 4.9m) Including **KITCHENETTE**.

Large open office with views over the Inner Harbour and Marina.

LADIES & GENTS WC'S

TENURE

The premises are available by way of a New Lease (effectively FRI), by way of service charge this is estimated to be £2,850 per annum, terms and length to be agreed.

BUSINESS RATES

2017 List: £6,400.

Please note this is not Rates Payable. Qualifying Businesses will be eligible for up to 100% Rates Relief. Interested parties are to make their own enquiries to the Local Billing Authority, Torbay Council.

LEGAL COSTS

The incoming tenant may be expected to make a reasonable contribution towards the Landlord's property legal costs incurred in any transaction.

EPC RATING E

VIEWING

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

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.leasingbusinesspremises.co.uk

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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