

# Third Floor 45a Union Street

Ref No: 3829

Torquay, Devon, TQ1 1ET



## Modern Top Floor Office Situated in Town Centre

Highly Versatile Accommodation

Net Internal Area 318m<sup>2</sup> (3,400 sq ft)

Passenger Lift Access

Smartly Presented, Ready for Occupation

Annual Rental of £13,000

Interested in this property?  
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## LOCATION

Situated on Union Street, the prime shopping parade in Torquay. The property benefits from a number of national and independent occupiers nearby. This central location gives occupiers all the benefits of town centre amenities, transport links and proximity to other businesses.

## DESCRIPTION

A bright and airy open plan office space that benefits from windows along the length of the office and a glass atrium in the centre. Private offices, WC's and kitchen are located to the rear, making this self contained office space a highly desirable and flexible opportunity for those looking to take a large town centre premises fitted out with modern specification.

The accommodation briefly comprises:-

### LARGE OPEN PLAN OFFICE

### LADIES & GENTS WC'S

### KITCHEN

### MEETING ROOM

### STORAGE

### RATEABLE VALUE

2017 List: £6,034.

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

### LEASE

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

### EPC AWAITED

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



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
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