

Second Floor Offices, Union House

Ref No: 4783

Union Street, Torquay, Devon, TQ1 3YA



Large Open Plan Office Space – Stripped, with Flexible Options for Fit Out

Internal Area Approx: 660m² (7,100 sq ft) - Highly Competitive Rental Rates

With Car Parking, Passenger Lifts & Central Heating

Suitable for a Variety of Different Occupiers & Uses (some may be subject to planning consent)

Available in Current Stripped Shell Condition or Partially Fitted - Subject to Terms

Rent on Application

Interested in this property?
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

Torquay is located on the South Coast of Devon, approximately 25 miles south-west of Exeter, 35 miles north-east of Plymouth, 85 miles south of Bristol and 200 miles south-west of London.

Torbay, traditionally a tourist resort and tourism remains the main industry. However, the town and surrounding area has a strong industrial (particularly hi-tech manufacturing) presence, offices and call centres. Torbay Council and The NHS are among the largest local employers.

Torquay is within easy reach of the M5 motorway providing access to Exeter, Bristol and London. The A3022 northbound joins the A380 which in turn connects to the A38 providing access to the M5 at junction 31, approximately 20 miles north-east of the town. The A3022 southbound joins the A385 and the A38 to Plymouth.

Torquay's mainline station has intercity rail connections and a journey time to London (Paddington) of approximately 2hrs 51 mins and Exeter of approximately 45 mins. The town is also serviced by Exeter, Plymouth and Bristol airports. Union House lies on the north side of Union Street, Torquay's prime retail High Street, and close to the entrance of Union Square Shopping Centre. The town centre is home to the majority of the town's office accommodation.

DESCRIPTION

Constructed on the 1970's Union House provides High Street retail accommodation at Ground Floor Level, with four floors of quality office accommodation over.

There are Self-Contained access lobbies at Ground Floor and Fourth Floor Level with two 8 person (600kg) passenger lifts providing access to all floors. The property has a rooftop Car Park (accessed via Castle Road).

ACCOMMODATION

The accommodation is almost entirely open plan and has been stripped to the concrete shell, floor, ceilings and walls. The space requires a full fit out for its next use and therefore, offers total flexibility.

FIT OUT

Our client is open to discussion and negotiation as to how the property will be handed over to a tenant. Ranging from the existing shell fit to Landlord's Category A fit out (i.e flooring, wiring, suspended ceiling etc) leaving the tenant to complete their own occupational fit out, to suit requirements.

This is a great opportunity for occupiers to model this very generous space to exactly suit their own operational requirements.

GROSS AREA

660m² (7,100 sq ft)

PARKING

A number of parking spaces (exact number to be agreed) are available on the rooftop car park accessed from Castle Road.

BUSINESS RATES

Second Floor has a current Rateable Value of:

2023 List: £34,250

Interested parties are advised to make their own enquiries with the Billing Authority as to Rates Payable.

TENURE

The accommodation is available by way of a new Full Repairing and Insuring lease. Lease length and exact lease terms to be agreed by negotiation.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All outgoings are quoted exclusive of VAT, which will be applicable.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole 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.leasebusinesspremises.co.uk

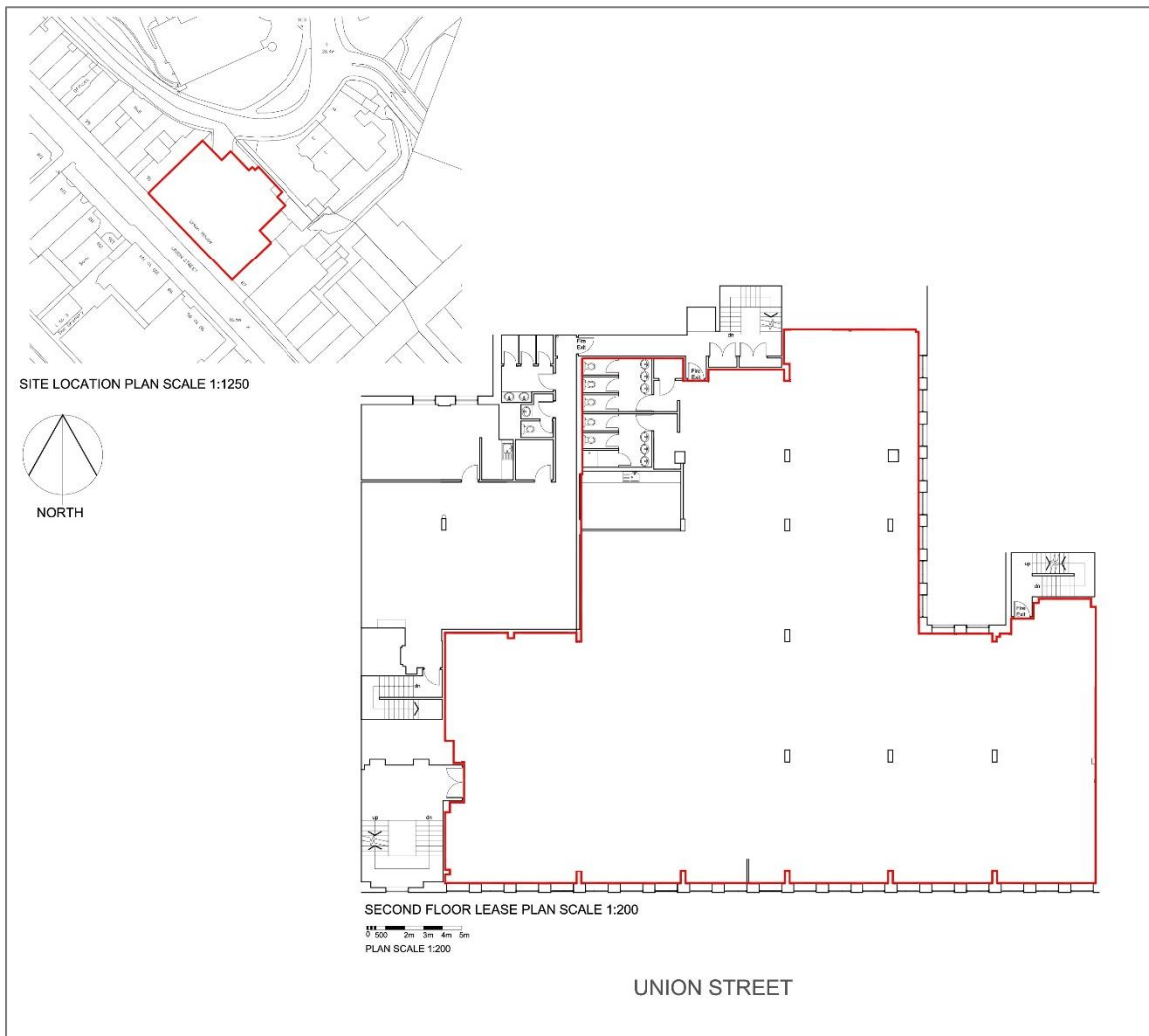
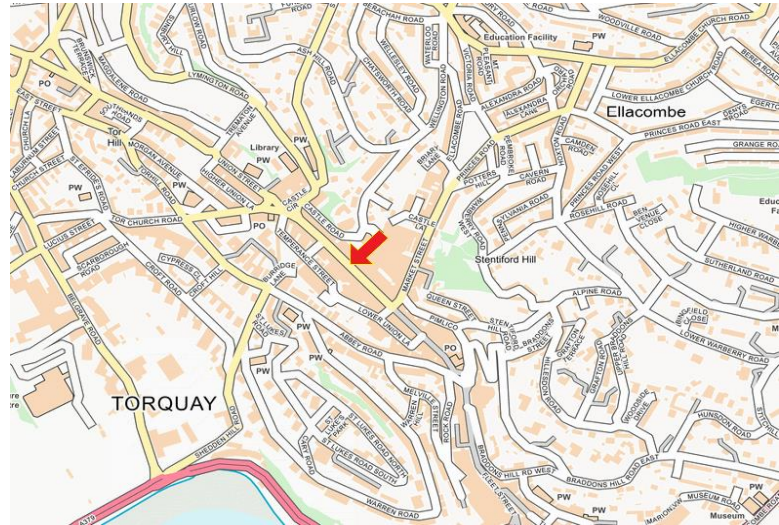
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www.bettesworths.co.uk
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Devon
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