

# Berwyn House Business Centre

Ref No: 1012

70-72 Abbey Road, Torquay, Devon, TQ2 5NH



## TOWN CENTRE OFFICES TO LET ON INCLUSIVE TERMS

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

Single Office Rooms and Office Suites Available

7m<sup>2</sup> (71 sq ft) - 76m<sup>2</sup> (763 sq ft)

Rents Starting at £135 PCM

Monthly Rental of £135

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## DESCRIPTION

Berwyn House is a refurbished and established Business Centre in Torquay Town Centre. Located on Abbey Road, the premises offer a variety of office options for small and medium size businesses. Incentives may be available by negotiation.

The accommodation briefly comprises:-

### OFFICES & SUITES

Take a flexible lease on a Single Office or a larger Office Suite. It is a great opportunity for businesses to occupy as little or as much space as required with no hidden costs.

This Business Centre offers a great alternative to conventional lease agreements on inclusive but simple terms. The property comprises Ground, First, and Second Floor Office Accommodation arranged in separate offices and suites, including a Meeting Room available to tenants free of charge (subject to availability).

Access is by Entry Fobs (and keys out of business hours) and an intercom system connected to each office – signage for individual businesses will be displayed on plates outside the entrance, within the reception hall and on individual office doors. Clear directions for finding offices and suites are displayed throughout the building.

The offices have been refurbished to a high specification and all benefit from Gas Central Heating with thermostatic control on each radiator.

Offices may be taken furnished or unfurnished and all benefit from good fluorescent lighting and natural light

The building has an alarm system for both fire and intruder alarms. The property also benefits from Kitchen facilities, some shared, some self-contained, plus WC's.

The property is available either room by room, suite by suite or as a whole zone, by way of new leases on simple internal repairing terms on the basis of an inclusive rent.

## TENURE

Offices are available on agreements for a minimum term of 12 months with rents payable monthly in advance from the beginning of each month. Payment is inclusive of heating, lighting, water rates, and building insurance, cleaning of communal areas, maintenance and service charges. Telephone handsets and internet connection devices are available at an additional cost. A rent deposit equivalent to 3 months' rent will be held by the Landlord. Additional services are available, these include photocopying and printing, waste disposal, office cleaning, fobs and keys, these are all available as options at an additional cost. Please enquire for full details. Car Parking spaces are available on a first come first served basis and can be rented for £250 Per annum.

## VAT

VAT is not payable on the rent.

## 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, Bettesworths. Qualifying Small Businesses will be eligible for 100% Rates Relief.

## EPC RATING 'C' (71)

### GROUND FLOOR

#### ZONE 1

MEETING ROOM 3.3m x 3.3m FOC

WC AND KITCHENETTE

#### ZONE 3

OFFICE 1

£335 PCM

OFFICE 2

£500 PCM 366 sq ft

OFFICE SUITE 3

LET

Office A

4.2m x 3.3m

Office B

3.5m x 5.3m

Kitchenette



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## FIRST FLOOR

WC AND KITCHENETTE

### ZONE 4

OFFICE 4A	3.4m x 3.3m	<b>LET</b>
OFFICE 4B	2.1m x 3.2m	<b>£135</b>
OFFICE 4C	5.0m x 3.5m	<b>LET</b>
OFFICE 4D	3.4m x 3.2m	<b>LET</b>
OFFICE 4E	3.3m x 2.1m	<b>LET</b>
OFFICE 4F	5.0m x 3.5m	<b>£315</b>

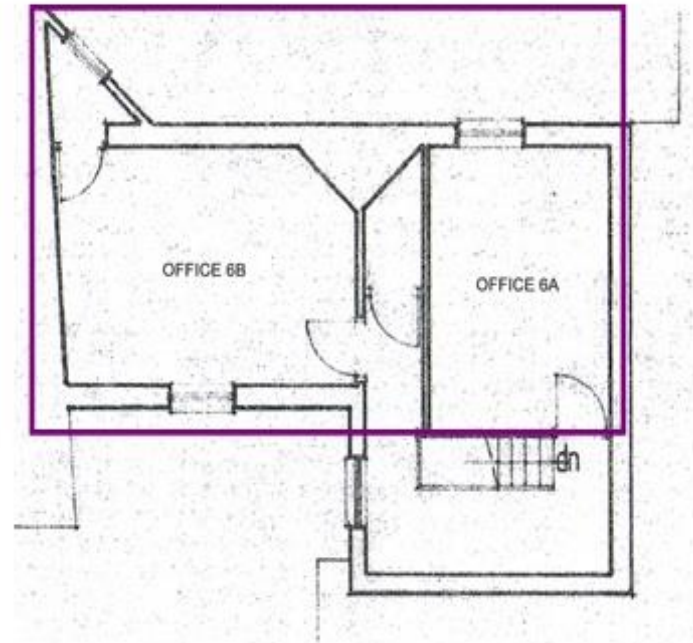
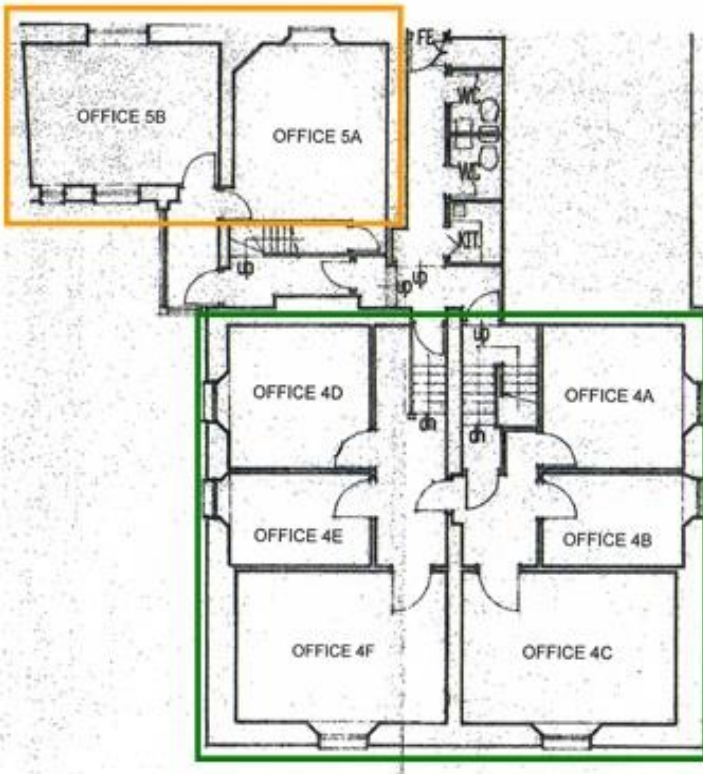
### ZONE 5

OFFICE 5A	3.4m x 4.6m	<b>£215</b>
OFFICE 5B	3.6m x 2.9m	<b>£215</b>

## SECOND FLOOR

### ZONE 6

OFFICE 6A	4.2m x 2.9m	<b>£135</b>
OFFICE 6B	4.7m x 3.4m	<b>£135</b>



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