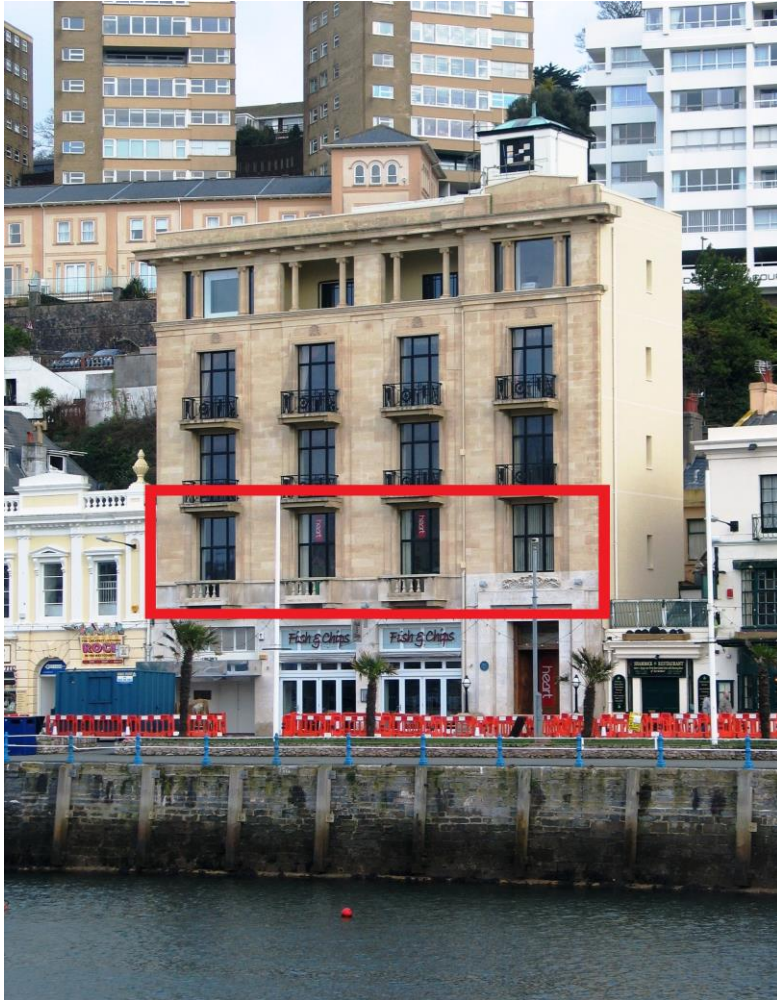


First Floor Office Premises

Ref No: 3109

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



Well Located Torquay Harbourside Office

Total Office Area Approx: 80.5m² (886 sq ft)

Open Views Over Torquay Harbour & Marina

Flexible Office Accommodation

New Lease - Terms to be Agreed

Annual Rental of £11,500

Interested in this property?
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First 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 offer tenants the opportunity to occupy quality, well presented open plan office accommodation 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 first floor offices at Harbour Point comprise excellent, mainly open plan office accommodation. The Offices have been well maintained and are of good quality. The Offices are accessed from street level on Victoria Parade, through an impressive communal entrance hall with stairs and a 6 person passenger lift.

The accommodation briefly comprises:-

FIRST FLOOR OFFICE

MAIN OFFICE ROOM

19' 0" x 32' 10" (5.8m x 10m)

An impressive open plan office room with high ceilings, under-floor data cabling, kitchenette, access to Male and Female WC's.

BOARD ROOM

12' 2" x 19' 6" (3.70m x 5.94m)

Full height windows overlooking Torquay's Inner Harbour.

TENURE

The premises are available by way of a New Lease (Effectively Full Repairing and Insuring, by way of service charge, Terms and Length to be agreed. Rent inclusive of service charge.

BUSINESS RATES

2017 List: £5,600.

This is not Rates Payable. Interested parties are advised to make their own enquiries as to Rates payable with the Local Billing Authority, Torbay Council.

LEGAL COSTS

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

EPC RATING F

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.lettingbusinesspremises.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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