

11-12 Vaughan Parade

Ref No: 3501

Torquay, Devon, TQ2 5EG



Harbourside Offices To Let on Inclusive Terms

Central Location on Torquay's Harbourside

Flexible Lease Arrangements with No Hidden Costs

Offices From: 174sq ft (16m²) - 218sq ft (20m²)

(Rent Inclusive of Utilities Service Charge & Buildings Insurance)

Monthly Rentals From £290

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



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DESCRIPTION

The offices are situated in a fantastic position on Torquay's Harbourside. Offering a range of different sizes and priced offices to suit, with no hidden or extra costs. The property comprises first and second floor office accommodation in a Harbourside office building, with a selection of rooms, some offering superb views over Torquay's inner Harbour. With a central location, close to car parking and Torquay's Harbourside and town centre amenities; these offices offer a great alternative to conventional lease arrangements with flexible terms in a highly sought after location.

Access is via a communal hall and stairwell. Internally the offices have been decorated to a good standard. The offices benefit from a communal kitchen/break room and W.C's.

The accommodation briefly comprises:-

SECOND FLOOR

OFFICE 1

15' 0" x 11' 8" (4.56m x 3.55m) 174 sq ft.

Benefitting from Harbour views.

At a rent of £320 per month.

OFFICE 2

15' 5" x 12' 5" (4.7m x 3.78m) 191 sq ft.

At a rent of £300 per month.

OFFICE 3

15' 3" x 11' 6" (4.64m x 3.51m) 175 sq ft.

At a rent of £290 per month.

THIRD FLOOR

OFFICE 4

19' 5" x 11' 3" (5.91m x 3.43m) 218 sq ft.

Benefitting from Harbour views.

At a rent of £390 per month.

TENURE

The property is available by way of license from the head lessee on simple Internal Repairing Terms, on the basis of an Inclusive Rent. Subject to references, the offices are available on agreement for a minimum term of 12 months, with rent payable monthly in advance. Payment is inclusive of Internet, Heating, Lighting, Water Rates, Buildings Insurance, Cleaning of Communal Areas, Maintenance and Service Charges. A rent deposit equivalent to 2 months' rent will be required, along with a full month's rent paid in advance. Occupiers will be responsible for their own telephone costs and any Business Rates payable.

BUSINESS RATES

Rent is inclusive of Business Rates.

VAT

All payments are inclusive of VAT.

EPC RATING C

VIEWING

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



www.bettsworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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