

# Riviera Business Hub

Ref No: 4801

57 Torquay Road, Paignton, Devon, TQ3 3DT



## Smart Modern Office Suites To Let on Inclusive Terms

Located in Town Centre with Nearby Council Parking

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

Single Office Rooms from 8m<sup>2</sup> (86 sq ft). Office Suites up to 57m<sup>2</sup> (613 sq ft)

Parties Advised to Enquire as to Space Available

Monthly Rentals From £250

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## DESCRIPTION

The Riviera Business Hub has recently been set up, to offer flexible office space to small – medium sized businesses in the area. The property has been recently refurbished to modern office standards and ongoing works are still planned to the communal areas, to include a modern video intercom system.

The Business Centre offers accommodation of various sizes, with versatile lease arrangements at an affordable rent.

The offices to let are arranged as:-

## GROUND FLOOR

### **OFFICE 6 (LIVERMEAD SUITE)**

11' 2" x 8' 0" (3.40m x 2.44m)

Available to let at £250pcm.

### **OFFICE 8 (ELBERRY SUITE)**

26' 0" x 10' 11" (7.92m x 3.32m)

Available to let at £400pcm.

## FIRST FLOOR

### **OFFICE 2 (ANSTEYS COVE) - LET**

12' 10" x 12' 10" (3.9m x 3.9m)

### **OFFICE 3 (MEADFOOT SUITE) - LET**

16' 1" x 12' 0" (4.90m x 3.65m)

### **OFFICE 4 (GOODRINGTON SUITE)**

18' 8" x 16' 9" (5.68m x 5.11m)

Available to let at £500pcm.

### **OFFICE 5 (BROADSANDS SUITE)**

Laid out as two rooms:-

#### **ROOM 1**

16' 9" x 13' 9" (5.11m x 4.20m)

#### **ROOM 2**

12' 10" x 7' 7" (3.9m x 2.3m)

Available to let at £400pcm.

### **OFFICES 4 & 5**

Can be combined to create a suite of 57m<sup>2</sup> (613 sq ft)

This suite is available to let at £800pcm.

## TENURE

The offices are available either individually or joined together to form larger suites, interested parties are advised to speak to the agents as to arrangements and space available.

Subject to professional references, the offices are available on agreement for a minimum term of 12 months, with fees payable monthly in advance.

All the offices are offered by way of new leases on simple Internal Repairing Terms on the basis of an Inclusive Rent.

Payment is inclusive of Heating, Lighting, Water Rates, Buildings Insurance, Cleaning of Communal Areas, Maintenance and Service Charges.

A rent deposit equivalent to 3 months' rent, will be required, along with a full month's rent paid in advance.

Occupiers will be responsible for their own telephone/broadband costs and any Business Rates payable.

## 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.

## EPC RATING D

## VIEWING

The premises are situated in Paignton Town Centre and viewings can be arranged by the letting 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](http://www.lettingbusinesspremises.co.uk)



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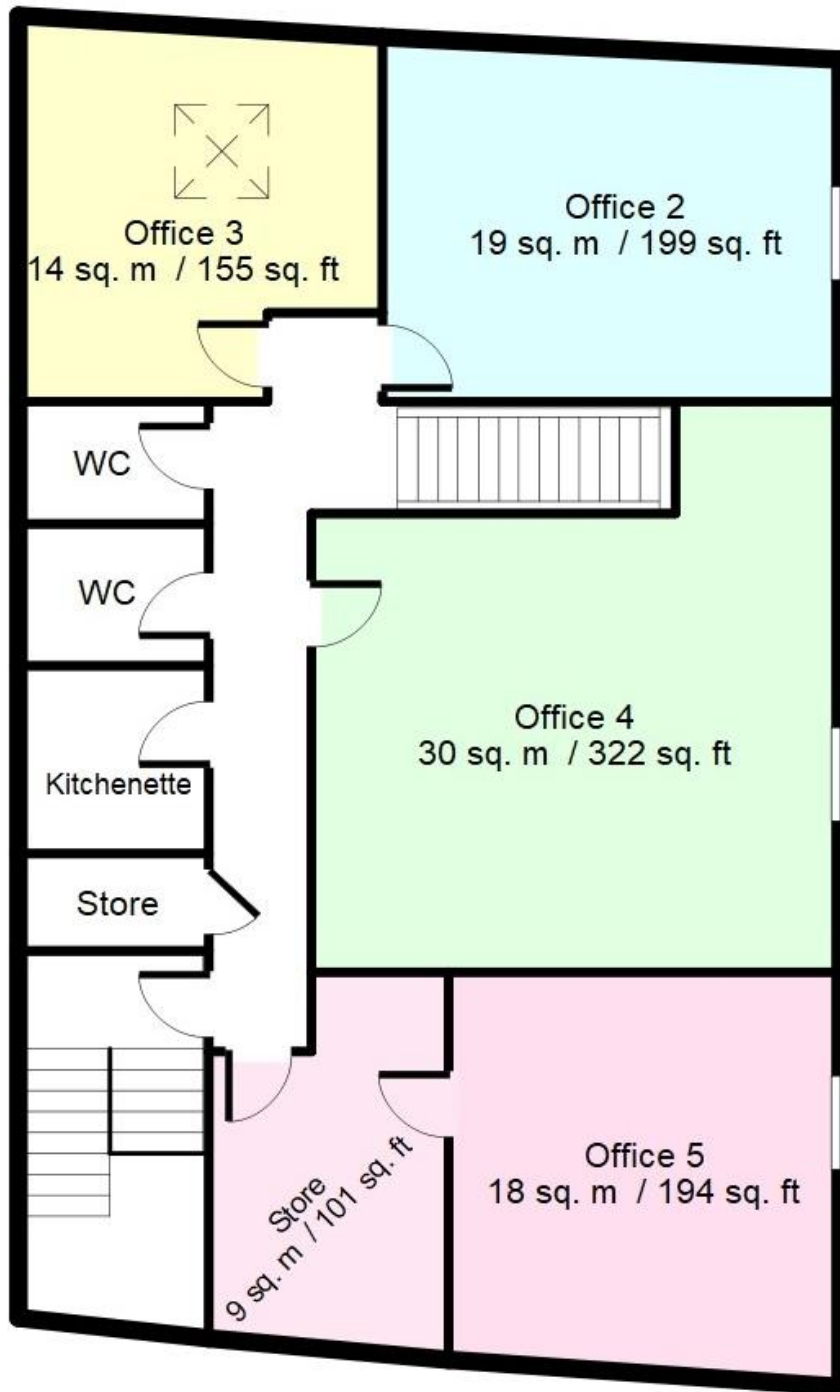
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First Floor

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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