

# Second Floor, 8 The Strand

Ref No: 4535

Torquay, Devon, TQ1 2DE



## Open Plan Office with Views Over Torquay's Harbour

Harbourside Location – Access from The Terrace

Gross Internal Area: 146m<sup>2</sup> (1,571 sq ft)

Available on a New Lease - Terms to be Agreed

Viewing Highly Recommend

Annual Rental of £15,000

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## LOCATION

Located on Torquay's prestigious harbourside, the office is in a highly sought-after location for professional occupiers looking to be in the centre of Torquay's activity. The location benefits from proximity to the town centre and its amenities, as well as the many other businesses located around the Harbour. Access to the office is from the Terrace, a popular office address for various professional service providers.

## DESCRIPTION

The office is arranged over the second floor of the property with access through a Grade II listed ex-bank elevator shaft from the Terrace. The accommodation is arranged as a large open plan office of approximately 100m<sup>2</sup> with views out across the harbour, a kitchenette, a store and WCs. The current configuration offers a very versatile space with opportunity to partition to suit tenant's requirements.

The accommodation briefly comprises:-

### MAIN OFFICE

36' 8" x 32' 10" (11.18m x 10.00m) (max)  
100m<sup>2</sup> (1,076 sq ft).

### KITCHENETTE/BREAK ROOM

12' 10" x 12' 3" (3.90m x 3.73m)

### OFFICE

9' 1" x 9' 1" (2.78m x 2.77m)

### STORE

### WC

### PARKING

A parking space could be included with the office on separate negotiation. Interested parties are advised to speak to the Agents for further details.

### TENURE

The property is available by way of a new effective Full Repairing and Insuring Lease, with exact terms to be agreed on negotiation.

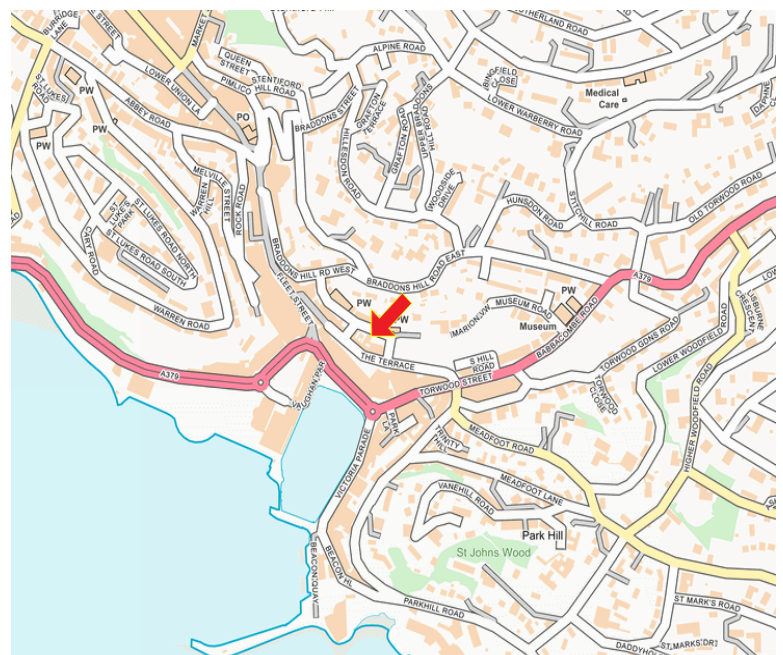
### SERVICE CHARGE

A service charge will be payable. Parties are advised to speak to the agents for further details.

### EPC AWAITED

### 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](http://www.leasingbusinesspremises.co.uk)



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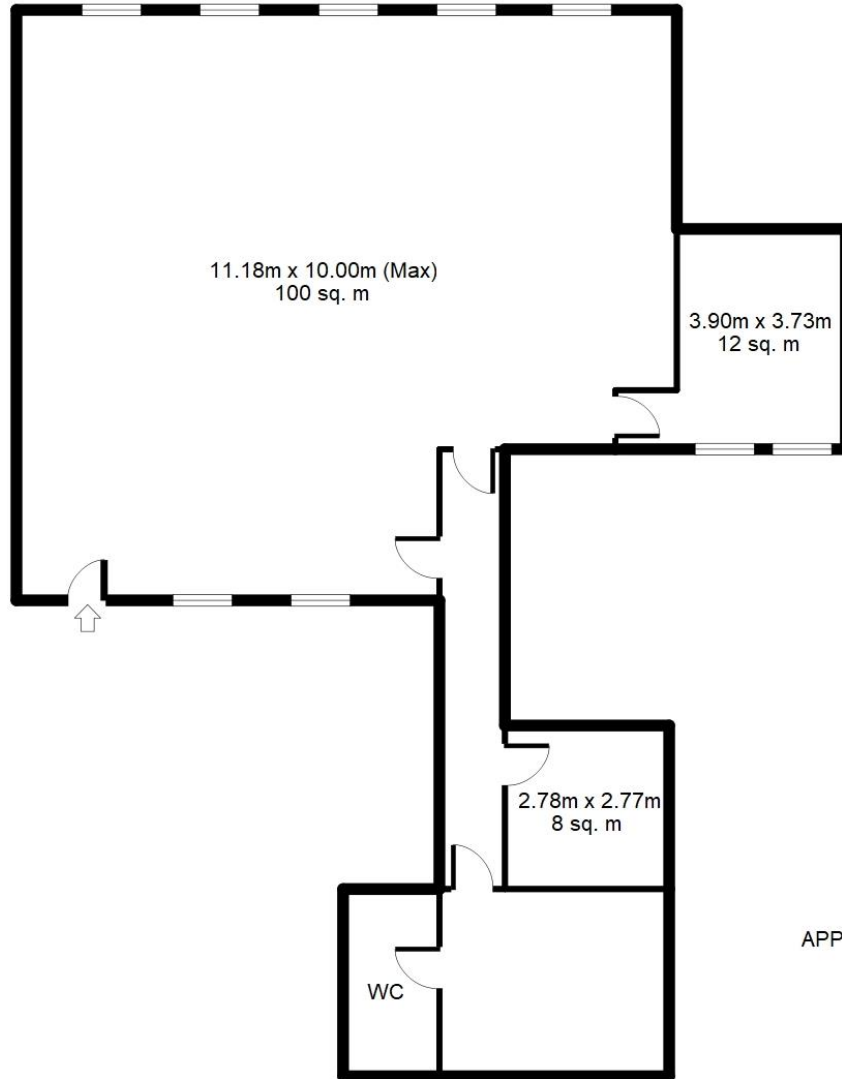


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APPROX GROSS INTERNAL FLOOR AREA: 146 sq. m

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