

# 4 Palace Avenue

Ref No: 0898

Paignton, Devon, TQ3 3HA



## TOWN CENTRE OFFICES TO LET ON INCLUSIVE TERMS

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

Single Office Rooms from 9.7m<sup>2</sup> (104 sq ft). Office Suites up to 66m<sup>2</sup> (710 sq ft)

Inclusive of Gas, Electricity, Building Insurance and Service Charge Cost

Viewing Highly Recommended

Monthly Rentals From £600

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# 4 Palace Avenue

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## DESCRIPTION

Palace Avenue Small Business Centre has been recently established to offer small businesses an affordable town centre office base. The property has been refurbished to meet modern standards and includes wood flooring throughout, good lighting and modern clean decorations.

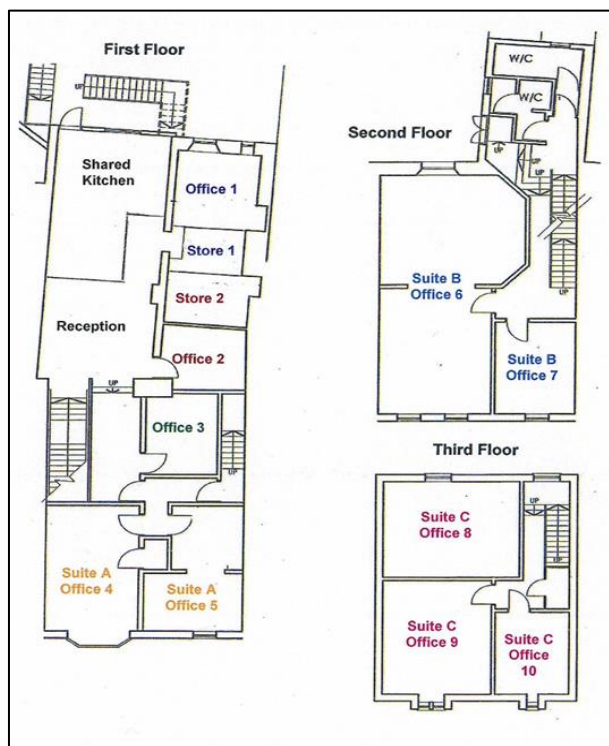
The Business Centre offers occupiers office accommodation of various sizes and versatile arrangements at an affordable rent which also includes heating, lighting and other facilities.

The accommodation comprises: -

Closed entrance doors to staircase, rising to first floor and shared reception area 4.2m x 3.5m. Central heating radiator and access to office suites.

Communal Staff Room/Breakout area 4.3m x 6.6m. Central heating radiator and stainless steel sink unit with hot water, kitchen style working surfaces with cupboards and drawers under, refrigerator and microwave oven.

The six office suits are arranged over three floors and are made up of ten offices. A number of configurations are available to suit requirements. All rents quoted are on a per calendar month basis.



<b>Office 1</b>	3.2m x 2.6m	8.3 m sq	<b>LET</b>
<b>Store 1</b>	2.2m x 1.9m	4.2 m sq	
<b>Office 2</b>	2.7m x 3.5m	9.5 m sq	<b>LET</b>
<b>Store 2</b>	3.3m x 2.1m	6.9 m sq	
<b>Office 3</b>	2.7m x 3.6m	9.7 m sq	<b>LET</b>
<b>Office 4</b>	5.3m x 3.6	19.1 m sq	<b>LET</b>
<b>Office 5</b>	5.1m x 3.9 max	16.4 m sq	<b>LET</b>
<b>Suite A</b>		35.5 m sq	<b>LET</b>
<b>Office 6</b>	10m x 5.4m	54.0 m sq	<b>£600</b>
<b>Office 7</b>	3.1m x 3.8m	11.8 m sq	<b>LET</b>
<b>Office 8</b>	5.4m x 4.1m	22.5 m sq	<b>LET</b>
<b>Office 9</b>	4.8m x 4.2m	20.6 m sq	<b>LET</b>
<b>Office 10</b>	3.1m x 3.2m	9.9 m sq	<b>LET</b>
<b>Suite C</b>		53.0 m sq	<b>LET</b>

## GENERAL INFORMATION

The Lease is for a minimum term of 12 months and is let on inclusive terms. A rent deposit equivalent to two months' rent will be required along with the first months' rent payment in advance. In addition to the rent, occupiers will be responsible for the business rates, although it is envisaged that small business rate relief will apply to most occupants, currently giving 100% exemption.

The premises are situated in the heart of Paignton Town Centre and viewing can be arranged by the letting agents. Bettesworths 01803 212021.

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