

The White House

Ref No: 1697

Broomhill Way, Torquay, Devon, TQ2 7QL



Well Presented Office Space in a Prominent & Convenient Location

High Specification Office Space

Easily Accessed from Town Centre and the South Devon Highway

Service Intercom Door Entry System

Shared Kitchen Area and Central Heating

Monthly Rentals From £236

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LOCATION

The White House is prominently situated on the corner of Broomhill Way and Hele Road, approximately 100 yards from the junction with Riviera Way. Riviera Way leads to the South Devon Highway Road and provides a dual carriageway link to the A380, Newton Abbot and beyond.

The premises are also easily accessed from Torquay and Paignton. The Willows Retail and Business Park is within a quarter of a mile, as is The Woodland Trading estate.

The accommodation briefly comprises:-

DESCRIPTION

The White House comprises a suite of offices over Ground and First Floor level. The accommodation has been refurbished to a high specification and incorporates the following:-

- Intercom Entry System
- Gas Fired Central Heating & Solar Hot Water.
- Suspended Ceilings with recessed Category II Lighting.
- Perimeter Electrical and Data trunking.
- Intruder & Fire Alarm linked to a monitoring service.
- Separate Male/Female WC's.
- Modern Equipped Shared Kitchen.
- Each tenant has an allocated space on the communal signboard.
- A digital telephone system and broadband service are available by arrangement with the Landlord.

ACCOMMODATION

First Floor offices available.

Office 4	8.73m ² (94 sq ft)	LET
Office 5	18.21m ² (196 sq ft)	LET
Office 6	13.75m ² (148 sq ft)	LET
Office 7	13.94m ² (150 sq ft)	LET
Office 8	16.17m ² (174 sq ft)	LET
Office 9	10.96m ² (118 sq ft)	£236 PCM

TENURE

The premises are available by way of new non-repairing short leases. Terms and lease lengths to be agreed.

RENT

All rents quoted are inclusive of insurance, service charges, gas, electricity charges, internet and telephone hardware.

ADDITIONAL SERVICES AVAILABLE

Additional services available via the Businesses Centre include:-

VOIP telephone rental with inclusive local/national and UK mobile calls - £24.95 per month + VAT @ 20% (per extension).

ADSL2+ uncapped broadband, including 1 static IP address - £45.00 per month + VAT @ 20% (includes PSTN line rental).

RATEABLE VALUE

Please contact Bettesworths or the Local Billing Authority, Torbay Council, for more information as to the rates payable.

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
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