

# 1 Palk Street

Ref No: 3670

Torquay, Devon, TQ2 5EL



## Offices to Let in Sought After Harbour Side Location

Town Centre Location in an Attractive Period Building

Flexible Alternative to Conventional Lease Arrangements

12 Month Rental Agreement Available

Single Rooms from: 217sq ft (20.1m<sup>2</sup>) – 414sq ft (38.5m<sup>2</sup>)

Monthly Rentals From £380

Interested in this property?

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



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## DESCRIPTION

Situated in the heart of Torquay and a moment's walk from the harbour side. The office is well located to benefit from the strong public transport links and the amenities this town centre location has to offer.

The offices on Palk Street offer flexibility, often hard to come by for small to medium sized businesses, looking to occupy an office in a prestigious setting. A great alternative to conventional lease arrangements with flexible lease terms and no hidden costs.

The property offers smart and open office accommodation in an attractive period building. Internally the offices are to a good standard throughout with a traditional feel to them and have fabulous period sash windows. The property also has the benefit of a kitchen and WC's on the second floor as well as a reception area with sofas at the front door, which are shared with the other offices.

The Offices Available are as such:-

### OFFICE 1 – LET

217 sq ft (20.1m<sup>2</sup>)

### OFFICE 2 & 3 - AVAILABLE TO LET AT £600 PCM

Two rooms with a wooden bifold door in between.

Office 2: 263 sq ft. (24.46m<sup>2</sup>)

Office 3: 220 sq ft. (20.47m<sup>2</sup>)

### OFFICE 4 – AVAILABLE TO LET AT £400 PCM

414 sq ft (38.5m<sup>2</sup>)

## SECOND FLOOR

### OFFICE 6 - AVAILABLE TO LET AT £380 PCM

224 sq ft (20.8m<sup>2</sup>)

### OFFICE 7 – AVAILABLE TO LET AT £385 PCM

254 sq ft (23.6m<sup>2</sup>)

## TENURE

The offices are available by way of new leases on an Internal Repairing Terms on the basis of an Inclusive Rent.

The offices are available on agreement for a minimum term of 6 months, with a 3 month rent deposit and rent payable monthly in advance. Rent is inclusive of Water, Buildings Insurance, Cleaning of Communal Areas, Service Charges and Business Rates. Occupiers will be responsible for their own telephone/broadband and electricity costs.

## BUSINESS RATES

The property is assessed singularly for business rates. This will be inclusive in the rent payment. Further information is available from the Agents Bettsworths.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

## EPC RATING E

### 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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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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