

# Harbour Studios, Unit 7

Beacon Quay, Torquay, Devon, TQ1 2BG





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**Modern Harbour Office Suite in Professional Business Hub  
Private Office Suite 23m<sup>2</sup> (247 sq ft) in a Business Centre  
Communal Facilities – Kitchenette, Break Room & Meeting Room  
Views Out Over Torquay's Harbour  
Adjoining Council Car Park with Annual Passes Available**

## DESCRIPTION

The private office suite forms part of the Harbour Studio offices. The harbour studio offices are a small business centre with a mixture of hot desking space, collaborative work areas, meeting room and private office suites.

The Harbour Studio offices provide smart and modern work options in a fantastic location. The office on offer is a private suite of 23m<sup>2</sup> (247 sq ft), with floor to ceiling windows overlooking the outer harbour. The suite is well presented, with carpeted floors, suspended ceiling, inset spotlights and air conditioning.

The suite benefits from usage of the communal facilities within Harbour Studios, including the kitchenette/ break room and meeting room, which can be booked out in advance.

The suite is offered to let on fully inclusive terms, with flexible arrangements.

Ref No: 4836

Monthly Rental of £600

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The accommodation briefly comprises:-

## OFFICE SUITE

16' 9" x 14' 6" (5.11m x 4.42m)

## RENT

£600 per calendar month. Rent is inclusive of water, electric\*, heating, service charges, business rates and maintenance costs.

\*Charges for electricity usage may be added, depending on the intensity of usage.

## CAR PARKING

The offices are adjoined to the Beacon Quay Council car park. Annual parking passes are available with Torbay Council. Free parking is also available up the road from Beacon Quay.

## TENURE

The suite is offered on a new agreement, with length and terms to be agreed on negotiation. The agreement will be held outside the Landlord and Tenant Act 1954.

## BUSINESS RATES

The rent is inclusive of any business rates charges payable on the offices.

## UTILITIES

The rent is inclusive of any utility charges. Electric usage will be monitored, and excessive usage may have to be billed additionally to the rent.

## EPC RATING B

## VIEWING

Viewing is highly recommended and can be arranged via the Sole 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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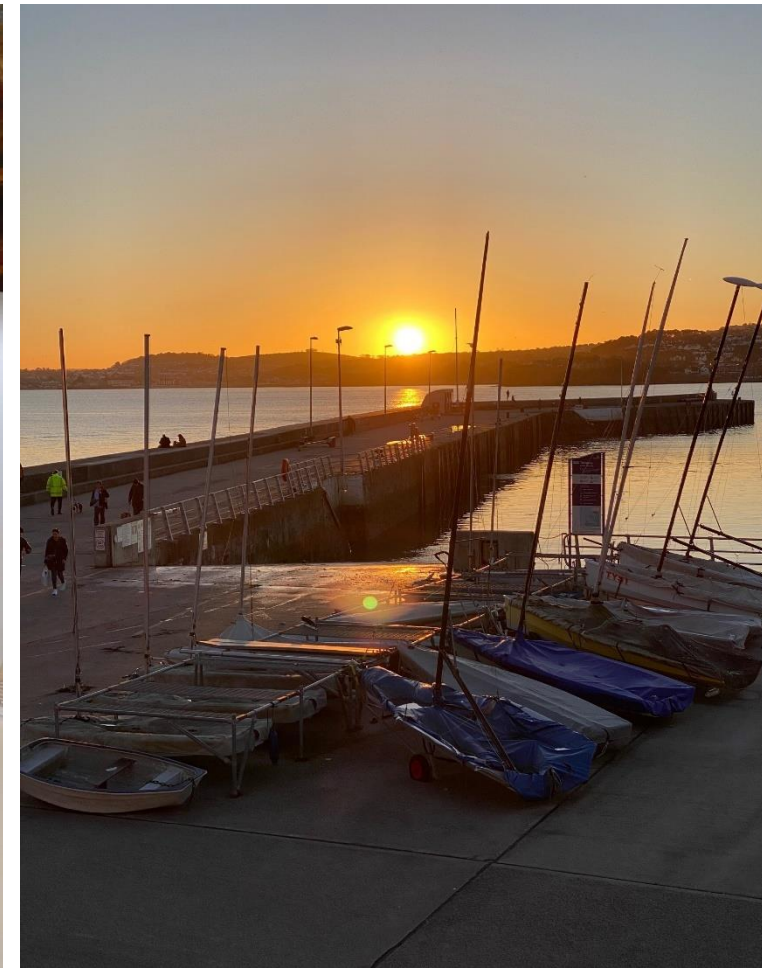
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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