

Annexe Offices at Riviera International Centre

Ref No: 4857

Chestnut Avenue, Torquay, Devon, TQ2 5LZ



Office with Storage Available on Fully Inclusive Rental Basis

Located in the Riviera International Centre

Gross Internal Area Approx. 82m² (882 sq ft)

Office Accommodation with Generous Storage Space

Rent is Inclusive of Electric, Water, Service Charge & External Maintenance

Annual Rental of £12,000

Interested in this property?

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



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DESCRIPTION

Smart office and storage accommodation available on an inclusive basis. Located in the Riviera International Centre, but with independent access, the unit consists of an open plan office (36m²) with a partitioned directors office and a generous storage room. Ready for immediate occupation, the office would suit a variety of businesses requiring office and storage space in a central Torquay location close to the seafront & harbour, with easy links to the rest of Torbay and the main road out towards Newton Abbot.

The office benefits from the facilities offered by the Centre, including use of the café, toilets and parking spaces. Pay and display parking is also available at the centre for use by clients and visitors.

The accommodation briefly comprises:-

OPEN PLAN OFFICE

24' 0" x 16' 4" (7.32m x 4.97m)
36m² (387 sq ft).

DIRECTORS OFFICE

12' 7" x 8' 8" (3.84m x 2.64m)

STORE

36' 2" x 10' 9" (11.02m x 3.28m)
36m² (387 sq ft).

WC FACILITIES

There are WC facilities available in the main Riviera Centre Building. Access to these is across the car park.

UTILITIES

The rent payable is fully inclusive of all utility costs. Tenants will be responsible for their own broadband and phone contracts.

PARKING

The office is offered with parking spaces in the allocated section of the Riviera International Centre. Exact amount to be agreed on negotiation.

Pay and display parking is also available directly outside the building for employees and clients.

TENURE

The office is available by way of a new internal repairing and insuring lease with exact terms to be agreed on negotiation.

RENT

The office is offered to let at £12,000 per annum. Payment is inclusive of Electric, Water Rates, Buildings Insurance, Maintenance and Service Charges.

VAT

The rent is inclusive of any VAT payable.

BUSINESS RATES

2023 List: £7,700.

Please note this is not Rates Payable. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents, Bettsworths for further information.

EPC RATING E

VIEWING

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

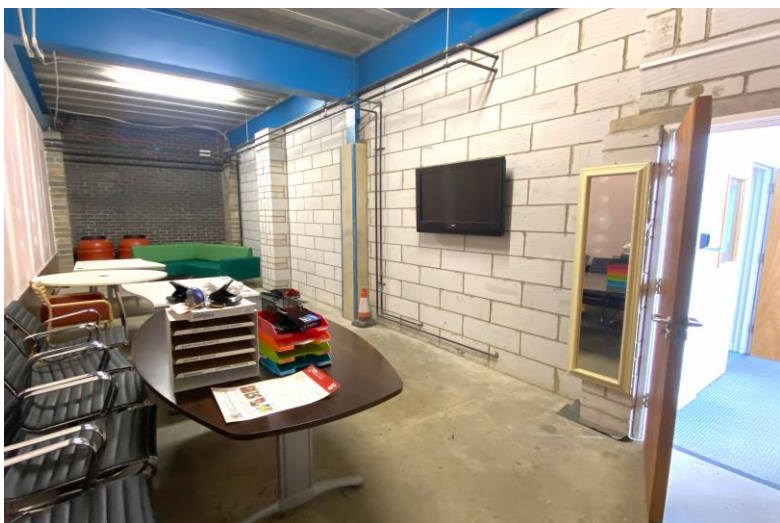
CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

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



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www.bettesworths.co.uk
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