

# The Annexe, 156 Newton Road

Ref No: 4958

Torquay, Devon, TQ2 7AQ



## Renovated Office Accommodation To Let

Gross Internal Area Approx. 38m<sup>2</sup> (409 sq ft)

Renovated Office Completed to a High Standard

Well Located with Easy Access to the South Devon Expressway

Rent Inclusive of Electric, Insurance & Service Charges

Monthly Rental of £600

Interested in this property?

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## LOCATION

Situated on Newton Road, the property is in an excellent location to benefit from the main road network beginning with Riviera Way, leading to central Torquay, Hamlin Way leading to Paignton and Brixham and the South Devon Expressway leading to Newton Abbot, Exeter and the M5 beyond.

## DESCRIPTION

The annexe is a detached single storey building, at the rear of Pendeen Accountant's offices. The annexe has been renovated to become a high specification, modern office. The space is comprising of an open plan office area, with a fitted kitchenette and WC. The annexe has independent access and one allocated parking space.

The accommodation briefly comprises:-

### OFFICE

21' 6" x 19' 0" (6.55m x 5.80m)

An open plan style office, smartly presented in neutral tones with grey carpets, white walls, and LED lighting. Electric and internet ports are distributed around the space via wall mounted trunking. The office benefits from a fitted Kitchenette with sink and drainer, wall hung cupboards and built in fridge.

### WC

### PARKING

The office comes with one parking space on the front drive of the property. Additional free parking is also available on neighbouring roads.

### SERVICES

The office is connected to electric, water and internet. Internet is also offered as part of the rental agreement, but tenants may wish to enquire about establishing their own service to the office.

The rent is inclusive of utilities.

### 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 £600 per month. Rent is inclusive of Electric, Water Rates, Buildings Insurance, Maintenance and Service Charges.

### BUSINESS RATES

We are informed that the annexe currently forms part of the whole properties rating listing.

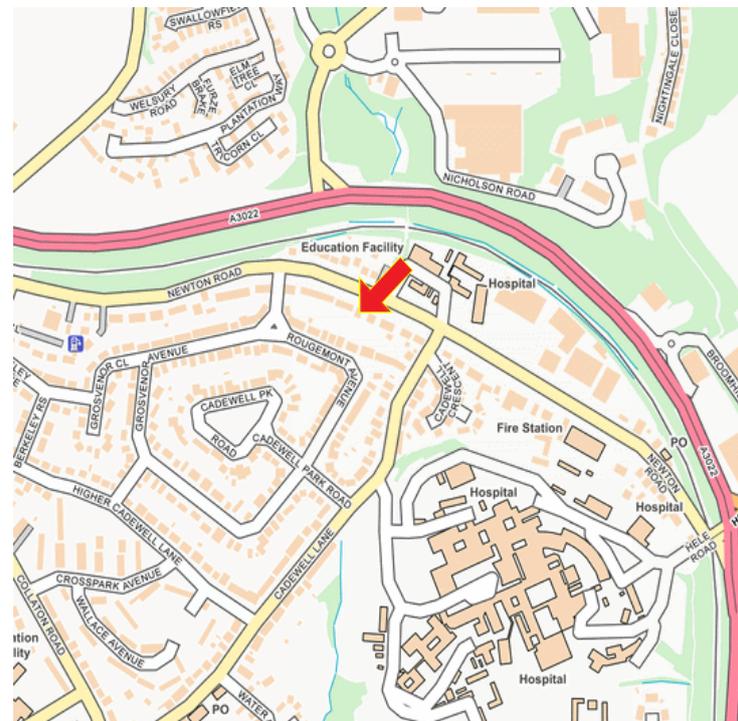
## VIEWING

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

## EPC EXEMPT

### 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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