

# Berwyn House Business Centre

Ref No: 4982

70-72 Abbey Road, Torquay, Devon, TQ2 5NH



## TOWN CENTRE OFFICES TO LET ON INCLUSIVE TERMS

A Range of Occupation Options to Suit Small and Medium Sized Businesses

Single Office Rooms and Office Suites Available

7m<sup>2</sup> (71 sq ft) - 76m<sup>2</sup> (763 sq ft)

Rents Starting at £170 PCM

Monthly Rentals From £170

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## DESCRIPTION

Berwyn House is a refurbished and established Business Centre in Torquay Town Centre. Located on Abbey Road, the premises offer a variety of office options for small and medium size businesses.

The accommodation briefly comprises:-

## OFFICES & SUITES

Take a flexible lease on a Single Office or a larger Office Suite. It is a great opportunity for businesses to occupy as little or as much space as required with no hidden costs. This Business Centre offers a great alternative to conventional lease agreements on inclusive but simple terms. The property comprises Ground, First, and Second Floor Office Accommodation arranged in separate offices and suites, including a Meeting Room available to tenants free of charge (subject to availability).

Access is by Entry Fobs (and keys out of business hours) and an intercom system connected to each office – signage for individual businesses will be displayed on plates outside the entrance, within the reception hall and on individual office doors. Clear directions for finding offices and suites are displayed throughout the building. The offices all benefit from Gas Central Heating with thermostatic control on each radiator. The building has an alarm system for both fire and intruder alarms. The property also benefits from Kitchen facilities, some shared, some self-contained, plus WC's.

The property is available either room by room, suite by suite or as a whole zone, by way of new leases on simple internal repairing terms on the basis of an inclusive rent.

## TENURE

Offices are available on agreements for a minimum term of 12 months with rents payable monthly in advance from the beginning of each month. Payment is inclusive of heating, lighting, water rates, and building insurance, cleaning of communal areas, maintenance, and service charges. Telephone handsets and internet connection devices are available at an additional cost. A rent deposit equivalent to 3 months' rent will be held by the Landlord.

Car Parking spaces are available on a first come first served basis and can be rented for £25pcm. Internet can be provided at a cost of £30pcm.

## VAT

VAT is not payable on the rent.

## BUSINESS RATES

Tenants will be responsible for the business rates payable on their own office only. Qualifying parties will be able to claim 100% Small Businesses Rates Relief.

## EPC AWAITED

GROUND FLOOR		
<b>ZONE 1</b>		
MEETING ROOM	3.3m x 3.3m	FOC
WC AND KITCHENETTE		
<b>ZONE 3</b>		
<b>OFFICE 1</b>		<b>£345 PCM</b>
<b>OFFICE 2</b>		<b>£500 PCM</b>
<b>OFFICE SUITE 3</b>		<b>LET</b>
<b>Office A</b>	<b>4.2m x 3.3m</b>	
<b>Office B</b>	<b>3.5m x 5.3m</b>	
<b>Kitchenette</b>		



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## FIRST FLOOR

### WC AND KITCHENETTE

#### ZONE 4

OFFICE 4A	3.4m x 3.3m	£225 PCM
OFFICE 4B	2.1m x 3.2m	£170 PCM
OFFICE 4C	5.0m x 3.5m	£345 PCM
OFFICE 4D	3.4m x 3.2m	£225 PCM
OFFICE 4E	3.3m x 2.1m	£170 PCM
<b>OFFICE 4F</b>	<b>5.0m x 3.5m</b>	<b>LET</b>

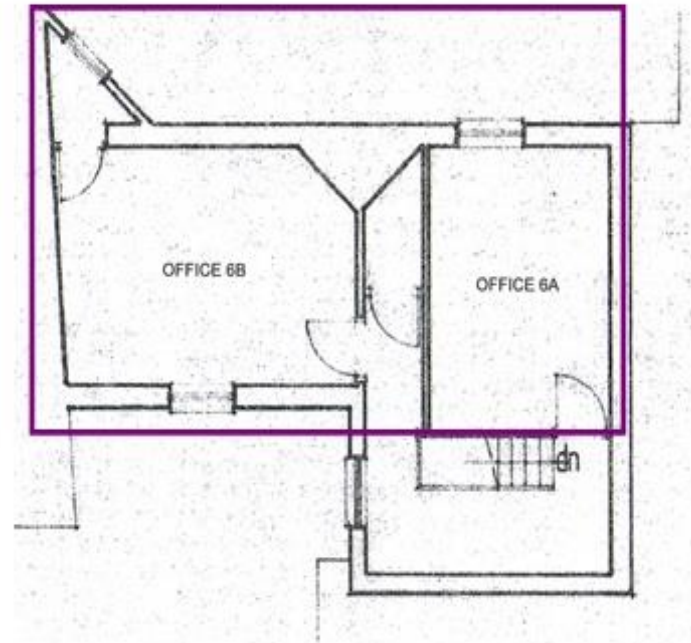
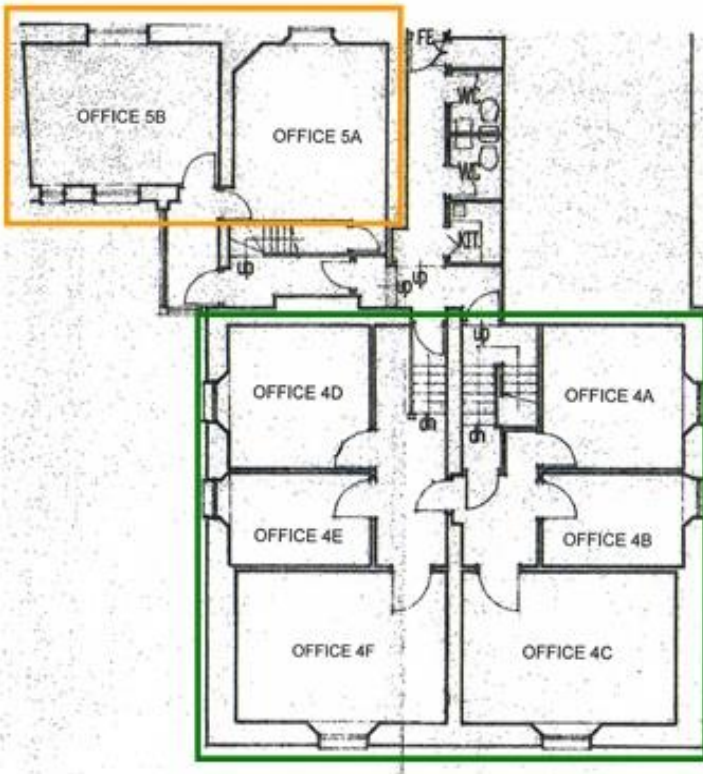
#### ZONE 5

OFFICE 5A	3.4m x 4.6m	£245 PCM
OFFICE 5B	3.6m x 2.9m	£245 PCM

## SECOND FLOOR

### ZONE 6

OFFICE 6A	4.2m x 2.9m	£170 PCM
OFFICE 6B	4.7m x 3.4m	£190 PCM



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