

Old Police House Offices

Ref No: 5495

Brixham Town Hall, New Road, Brixham, Devon, TQ5 8TA



All Inclusive Office Rentals in a Central Business Centre

All-Inclusive Rents Covering Utilities, Wi-Fi, Heating, and Service Charges

Clean, Neutral Offices with Modern Fittings Throughout

Shared Kitchenette and WC Facilities

12-Month Rental Agreements with Simple Monthly Payment Structure

Monthly Rentals From £275

Interested in this property?

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



Old Police House Offices

Brixham Town Hall, New Road, Brixham, Devon, TQ5 8TA

LOCATION

The offices are located within Brixham Town Hall, positioned in a central and convenient part of Brixham. The available suites occupy a section to the rear of the building and benefit from their own independent access via Market Street, situated just outside Brixham Library. This location is well suited to small businesses, freelancers, and start-ups seeking a professional yet affordable base.

The town centre position ensures easy access to local shops, cafés, and amenities, while also providing a pleasant working environment within a character building. Parking is available on surrounding streets, along with additional parking at the nearby Brixham Central car park, where permits can be obtained from the local authority.

DESCRIPTION

Available office suites are arranged on the first floor at the rear of the Town Hall in a business centre-style configuration. Access is via communal workrooms and corridors, all maintained in a clean, tidy, and professional condition. Each office is presented in neutral décor and fitted with lino flooring, painted walls, and good lighting.

The suites benefit from gas central heating, ethernet cabling, and ample power sockets, making them ready for immediate occupation. Shared facilities include a kitchenette with sink, microwave, and fridge, together with WC facilities. A key benefit of the accommodation is the all-inclusive rental structure.

The rent incorporates Wi-Fi and internet, electricity, heating, service charges, communal upkeep, and building insurance. This provides a straightforward, rent-only cost with no hidden extras, ideal for budgeting and ease of occupation.

The premises briefly comprises:-

OFFICE 1

10' 7" x 9' 1" (3.22m x 2.78m)

Available at £275 per calendar month.

OFFICE 2

10' 7" x 9' 0" (3.23m x 2.74m)

Available at £275 per calendar month.

OFFICE 3

13' 10" x 11' 4" (4.22m x 3.46m)

Available at £330 per calendar month.

TENURE

The offices are available by way of a standard template lease, with a minimum term of 12 months. Further terms are to be agreed by negotiation.

DEPOSIT

A one-month rent deposit is required, together with a £100 key deposit for two sets of keys.

UTILITIES

All rents are inclusive of utilities, Wi-Fi, heating, service charges, and building insurance. Rent is payable monthly in advance.

EPC RATING D

BUSINESS RATES

Rent is inclusive of business rates liability.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the 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.leasebusinesspremises.co.uk

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



Old Police House Offices

Brixham Town Hall, New Road, Brixham, Devon, TQ5 8TA



www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

