

# MICHELMORE HUGHES

Rural & Commercial Property Management



Second Floor Office Harbour Point, Victoria Parade, Torquay,  
Devon TQ1 2BD

Suite of harbourside offices in prestigious location. Total office area  
approx 125 sq m (1,353 sq ft).

- Open views over Torquay Marina and Torbay
- Modern Office Accommodation with passenger lift
- Central location in landmark building
- Viewing highly recommended

Per Annum £10,000 Per Annum

Cornwall | Devon | Somerset | Dorset | London

## LOCATION

Harbour Point is a landmark building on Victoria Parade, on Torquay's Inner Harbour. The premises offer tenants the opportunity to occupy a quality, well-presented suite of offices in a prestigious location with a stunning outlook.

The location is ideal, being at the very heart of Torquay, with the town centre shops close at hand. The leisure facilities of the harbourside and the professional area around The Terrace are all within easy reach.

## DESCRIPTION

The second floor offices at Harbour Point provide excellent accommodation in a prestigious and desirable location. The offices are accessed from street level on Victoria Parade, through an impressive communal entrance hall with stairs and a 6 person passenger lift.

## SECOND FLOOR OFFICE

The accommodation briefly comprises:-

OFFICE AREA 125 sq m (1,535 sq ft)

LADIES AND GENTS WC's

KITCHENETTE

## TENURE

The premises are available by way of a new Lease (effectively FRI) by way of a service charge (estimated to be £2,575 per annum). Terms and length to be agreed.

## BUSINESS RATES

2017 List: £8,100.

Please note this is not Rates Payable. Qualifying Businesses

will be eligible for up to 100% rates relief. Interested parties are to make their own enquiries to the Local Billing Authority, Torbay Council.

## LEGAL COSTS

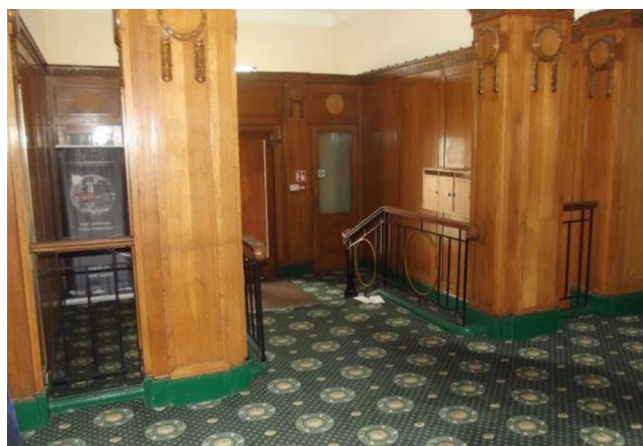
The incoming tenant may be expected to make a reasonable contribution towards the Landlord's property legal costs incurred in any transaction.

## EPC

EPC E

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Michelmores Hughes Stags.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
Tel: 01803 866130  
Email: [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			