



Bay House, Riviera Park, Nicholson Road, Torquay, Devon, TQ2 7TD

To let

Viewing by prior appointment with
Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Detached, modern office building on edge-of-town business park

Total 7,082 sq.ft (657.9 sq.m) over two floors

With own car park for 26+ cars

The whole or individual floors available

To Let by way of new lease

strattoncrebercommercial.co.uk

Location

The property is located on the northern periphery of Torquay, in the conurbation of Torbay which has a population of around 130,000, making it one of the three main population centres in Devon.

Riviera Park is a modern business park situated around 2 miles north of the town centre, just off Riviera Way, which is the main road linking the town with the A38 Devon Expressway to Newton Abbot, Exeter and, via the A30, A38 and M5 motorway, to destinations across the region.

Other occupiers at Riviera Park include the Court Service, Cavanna Homes and Bishop Fleming Chartered Accountants, and the business park is adjacent to a retail park offering café, shopping and childcare facilities.

Description

Bay House was built in 2005 by Midas Developments. It is a two-storey office building with powder-coated aluminium windows, metal cladding to the walls and a curved roof, with private car park to the front.

Internally, the offices are accessed from a lobby with stairs and a passenger lift to the first floor landing, and with WCs (male, female and disabled) and a shower room leading off. As built, the offices are entirely open-plan, but are capable of being partitioned as required. There are kitchen facilities on both floors.

The offices have air conditioning, gas-fired central heating, suspended ceilings with recessed lighting, and raised access flooring with power and data sockets.

The private car park to the front of the building has 26 marked parking spaces, including disabled bays, and additional parking is possible by double parking. In addition, there is unrestricted parking on the estate road.

Accommodation

The approximate Net Internal Areas are as follows:

Ground floor	3,460 sq.ft	321.4 sq.m
First floor	3,622 sq.ft	336.5 sq.m
Total	7,082 sq.ft	657.9 sq.m

Lease Terms

The property is offered as a whole by way of a new lease on full repairing and insuring terms. Rent on application and other lease terms by negotiation.

Alternatively, the building can be offered on a floor-by-floor basis, in which case the ground and first floor suites would have their own kitchens and shared use of WCs and showers; terms are subject to negotiation.

Service Charge

In the event that the building is to be occupied by more than one tenant, a service charge will be established to cover items such as utilities, cleaning/maintenance of common areas, external repairs and maintenance of parking and landscaping areas.

Business Rates

The property is assessed with a rateable value of £68,500 and the rates payable in the year 2019/20 are understood to be £34,524.00.

Broadband/connectivity

A report on the broadband services available at this property, and the relative speeds they may offer, is available on request.

Energy Performance Certificate

Assessed in band C.

VAT

VAT is applicable to the rent and any service charges.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

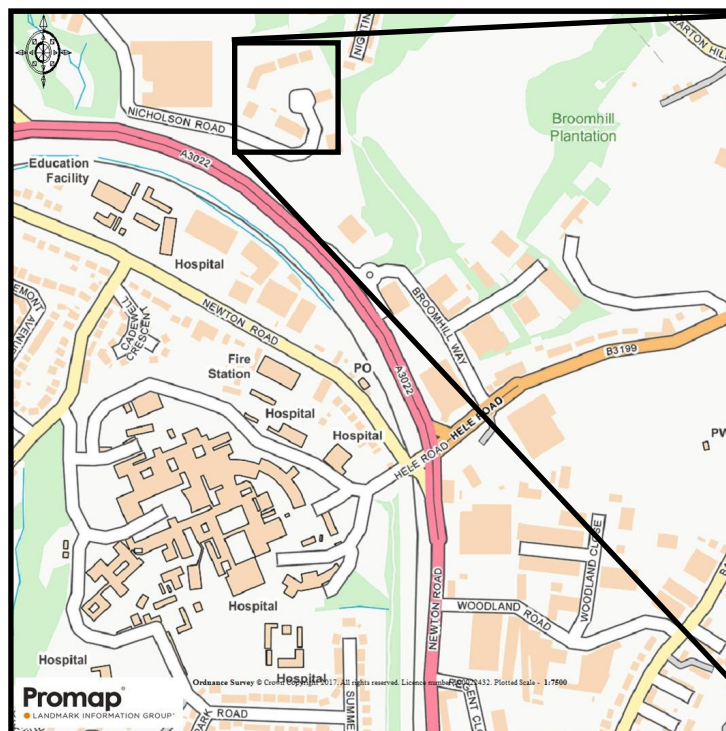
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OR

Wright and Partners

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