

TO LET

GROUND FLOOR OFFICE SUITE ON THIS SOUGHT AFTER TORQUAY OFFICE PARK WITH 8 PARKING SPACES

Ground Floor Office of 309 sq.m (3,328 sq.ft) with mix of open plan and cellular offices

**GROUND FLOOR, WEST WING CAVANNA HOUSE, RIVIERA PARK,
NICHOLSON ROAD, TORQUAY, DEVON, TQ2 7TD**



An opportunity to take a new lease of one half of the ground floor of this modern purpose built Office building on the popular Riviera Park development at the Willows on the edge of Torquay. This well presented office suite is currently arranged as a main open plan office with a range of 8 cellular offices around the perimeter plus a newly fitted kitchen and storage area with shared toilets. To the front are 8 allocated car parking spaces with shared use of electric charger points also available if required.

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SITUATION AND DESCRIPTION

Cavanna House is located on the popular Riviera Park office development, situated on the edge of The Willows retail park off of the A3022 Riviera Way leading from the Kingskerswell bypass into Torquay Town centre. This is a very convenient location offering easy access to the whole of the Torbay conurbation, plus access to Newton Abbot and the A380 dual carriageway to Exeter and onto the M5. The Willows includes retail outlets from Sainsburys, Marks and Spencer's, Boots, Next and office users including Cavanna Homes, Bishop Fleming and the County and family Court.

This suite forms half of the ground floor of this modern purpose built Office building which was completed to a high specification. The suite is located on the ground floor to the left hand side of the building on this landscaped site, with 8 allocated car parking spaces to the front. The office suite offers spacious accommodation with windows to 3 elevations making this light and airy space. The office is arranged as a large open plan area with a range of 8 cellular offices to the perimeter. A newly fitted kitchen will be installed with shared use of toilets, and a shared reception area. The suite would suit a wide variety of occupiers.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR

Approached from the courtyard area via a glazed entrance door into a shared lobby / reception area with entrance door to

Main Office Suite

20.96m x 14.75m (68'9" x 48'4") max

Open plan office area with windows to the front and rear elevations making this a light and airy space. Suspended ceiling with integrated LED lighting. Ceiling mounted HVAC heating and cooling units. Carpeted. Floor boxes for power and data.



Leading off the main open plan space is the following...

Office No 2

4.38m x 3.28m (14'4") max

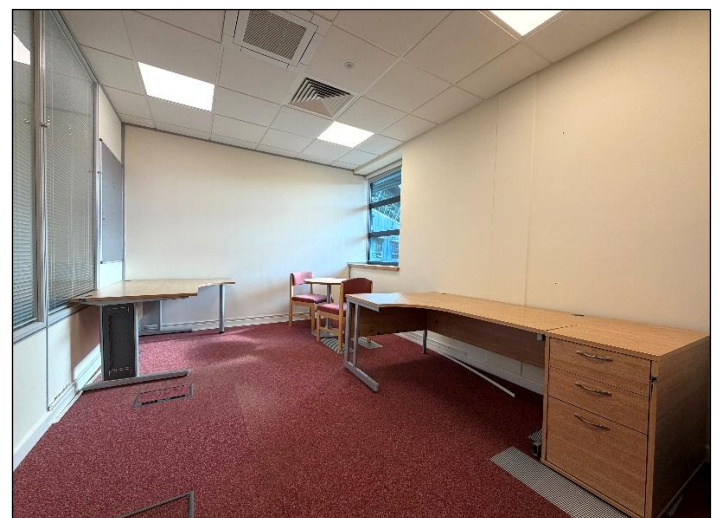
Window to front. Carpeted. LED lighting in suspended ceiling. Aircon cassette. Glazed panels to main office with integrated blinds. Floor boxes.



Office No 3

4.46m x 3.19m (14'7" x 10'5") max

Window to front. Carpeted. LED lighting in suspended ceiling. Aircon cassette. Glazed panels to main office with integrated blinds. Floor boxes.



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Office No 4

8.15m x 3.05m (26'8" x 10'0") max

Window to front. Carpeted. LED lighting in suspended ceiling. Aircon cassette. Glazed panels to main office with integrated blinds. Floor boxes.



Office No 5

4.41m x 4.34m (14'6" x 14'3") max

Window to rear. Carpeted. LED lighting in suspended ceiling. Aircon cassette. Glazed panels to main office with integrated blinds. Floor boxes.



Office No 6

4.35m x 2.93m (14'3" x 9'7") max

Window to rear. Carpeted. LED lighting in suspended ceiling. Aircon cassette. Glazed panels to main office with integrated blinds. Floor boxes.

Office No 7

4.35m x 2.93m (14'3" x 9'7") max

Window to rear. Carpeted. LED lighting in suspended ceiling. Aircon cassette. Glazed panels to main office with integrated blinds. Floor boxes.

Office No 8

4.44 x 4.33m (14'6" x 14'2") max

Window to rear. Carpeted. LED lighting in suspended ceiling. Aircon cassette. Glazed panels to main office with integrated blinds. Floor boxes.



Kitchen / Staff Room

4.84m x 4.11m (15'10" x 13'6") max

The landlords have agreed to fit a range of wall and base unit under worktops with an inset stainless steel sink unit with single drainer. Space for fridge. LED lighting in suspended ceiling. Aircon cassette.

Storage Cupboard No 1

2.95m x 1.96m (9'8" x 6'5") max

Walk in store with racking to 2 walls.

Storage Cupboard No 2

2.95m x 2.62m (9'8" x 8'7") max

Walk in store with racking and shelving as fitted.



Shared Toilets

Located off of the main entrance lobby with ...

Gents Toilet

3 cubicles plus 3 urinals and 3 wash hand basins. Tiled floor and walls.

Ladies Toilet

2 WC cubicles plus a wash hand basin.

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EXTERNALLY

To the front of the building is a shared parking courtyard with 8 allocated car parking spaces. An electric car charging points are also available if required on a pay as you use basis.

BUSINESS RATES

Rateable Value: £52,500 (2026 Valuation)

For the Business rates payable, please contact Torbay District Council Business Rates Department (01392 277888)

RENT

A rent of £44,950 per annum (£13.50 per sq.ft) is sought for this spacious and well presented Office suite with generous parking allocation.

TENURE

The suite is available on a new 6 or 10 year FRI lease with a rent review at the mid-way point. A tenant only break clause can also be incorporated at the mid-way point if required. The lease will be contracted outside of the landlord and tenant act. The tenants will be required to reimburse the landlords for the Buildings Insurance premium.

RENT DEPOSIT

If a new lease is granted, a three months' rent deposit will be required by the landlords which will be held for the duration of the tenancy.

SERVICE CHARGE

A service charge is payable to cover the costs of the shared landscaping plus any shared services within the building to include the electricity, cleaning and lighting of the communal areas.

VAT

The rent and service charge will be plus VAT.

LEGAL COSTS

A contribution of £495 plus VAT is required towards the landlord's legal costs, to include abortive costs, in setting up the new lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises, a full copy is available to download from our web site. The Rating is D 98

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful tenant will be required to provide proof of identity and address etc to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0933)



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Energy performance certificate (EPC)

Suite 1 Cavanina House, Nicholson Road TORQUAY TQ2 7TD	Energy rating D	Valid until: 24 August 2026 Certificate number: 9515-3003-0060-0700-3621
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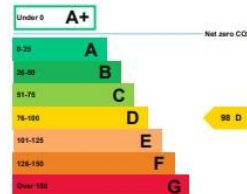
Property type	B1 Offices and Workshop businesses
Total floor area	309 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

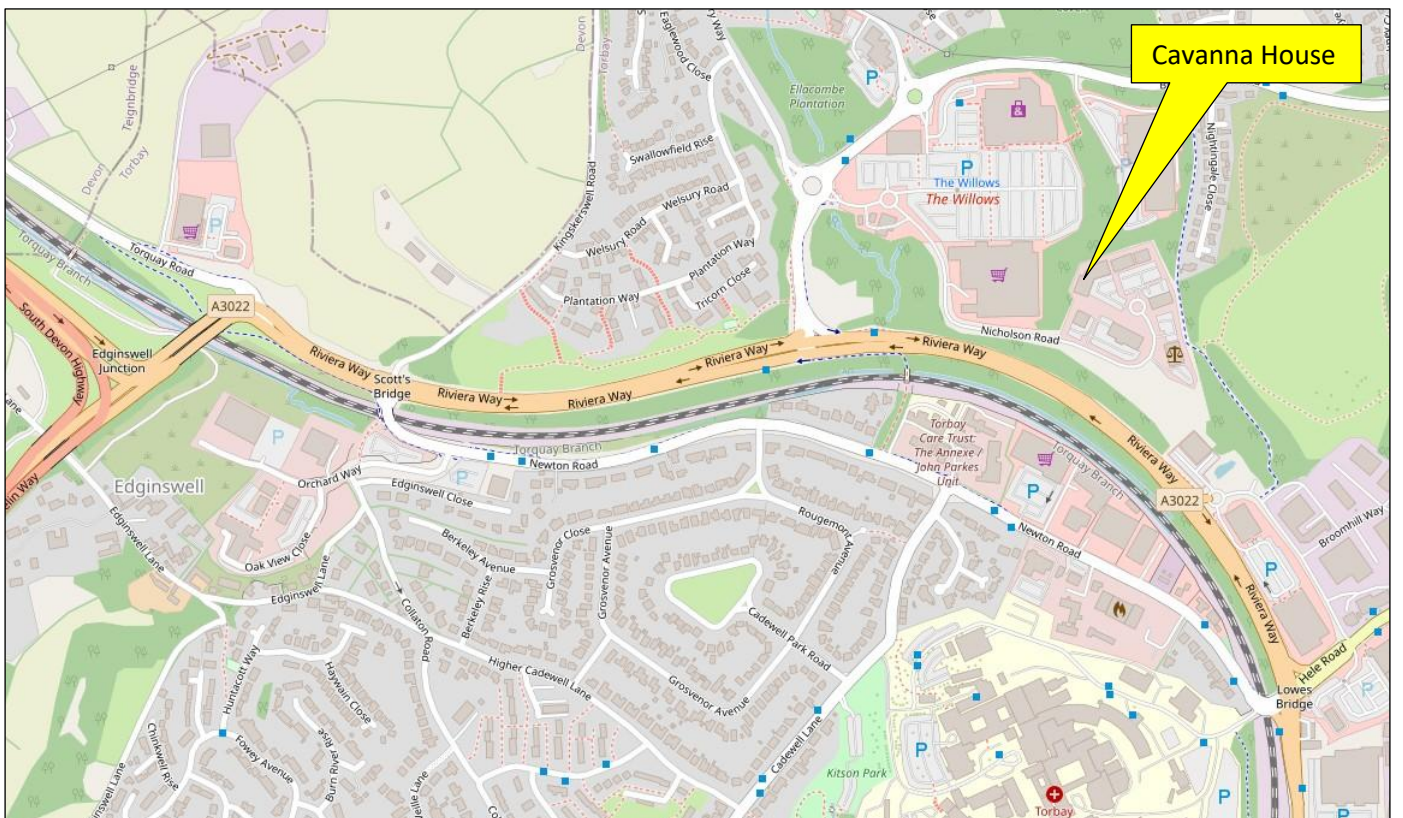
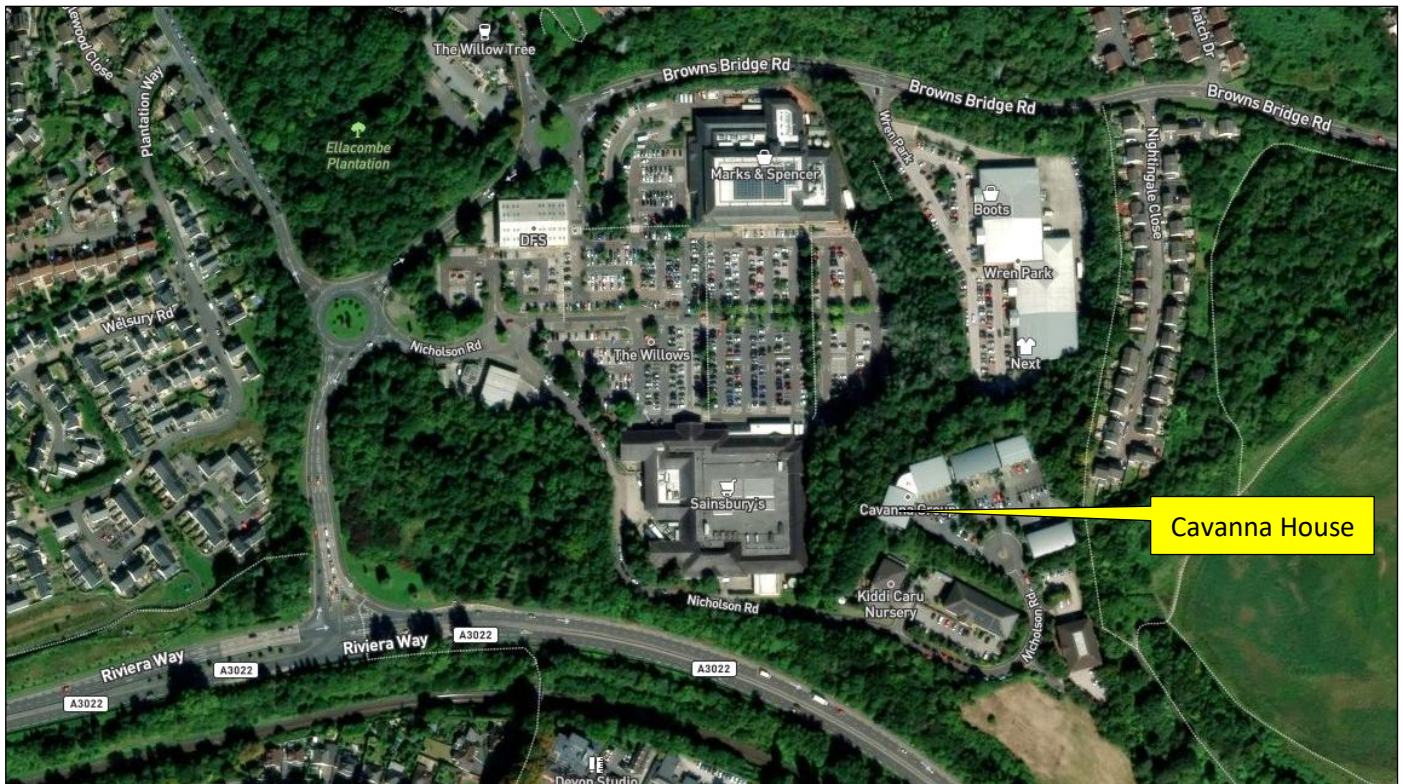
If newly built	36 B
If typical of the existing stock	106 E



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.