

Unit 4, 119-121 Teignmouth Road

Ref No: 5442

Torquay, Devon, TQ1 4HA



Large Office Space in Convenient Business Location

Professional First Floor Accommodation Ready for Occupation

Net Internal Area Approx: 144m² (1,550 sq ft)

Benefitting from an Internal Board Room and File Store

100% Small Business Rate Relief Available for Eligible Parties

Annual Rental of £8,500

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



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LOCATION

The unit is located on Teignmouth Road in Torquay. Out of the town centre but still only a few minutes drive away. Teignmouth Road is a favoured trading location for a variety of businesses. Notable nearby occupiers include Topps Tiles, ATS Euromaster, Tesco, Winners 2000 and Enterprise.

DESCRIPTION

The accommodation comprises a modern, well-presented first floor office suite. The office is mainly open plan but benefits from a private boardroom, storage, a manager/director's office and a staff room.

The premises briefly comprises:-

ACCOMMODATION

Communal front door shared with other offices. Stairs leading to:-

FIRST FLOOR ENTRANCE DOOR

OPEN PLAN OFFICE

26' 7" x 39' 8" (8.1m x 12.1m) 98m²

Leading to:-

BOARDROOM

11' 6" x 19' 10" (3.5m x 6.04m)

STORE

11' 6" x 5' 5" (3.5m x 1.66m)

DIRECTORS/MANAGERS OFFICE

9' 6" x 11' 10" (2.9m x 3.6m) 10.4m²

STAFF ROOM

10' 2" x 9' 2" (3.1m x 2.8m) 8.7m²

KITCHEN

With fitted units, sink and hot water boiler.

WC

RENT

£8,500 per annum.

TENURE

The premises are available by way of a new Full Repairing and Insuring Lease, with exact terms to be agreed.

RATEABLE VALUE

2026 List: £9,700.

Please note: This is not Rates Payable. 100% Small Business Rate Relief is available for qualifying small businesses. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

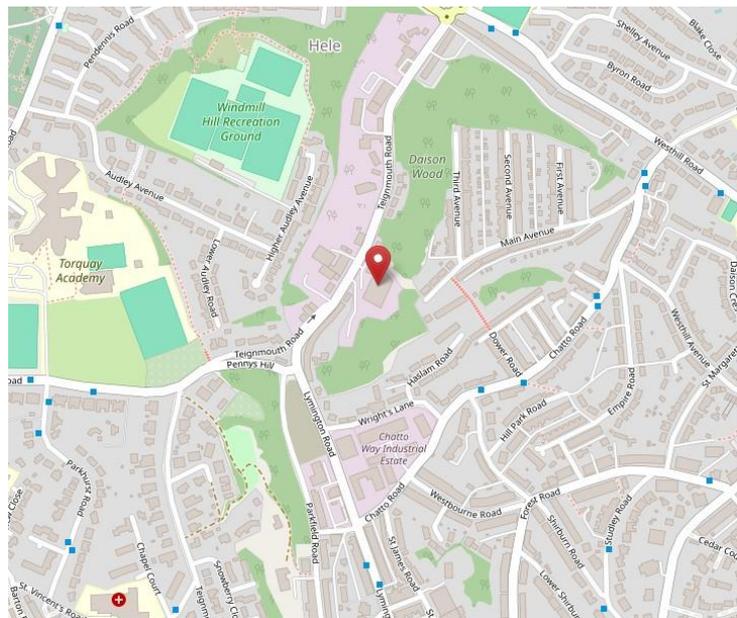
EPC AWAITED

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.leasingbusinesspremises.co.uk



Interested in this property?

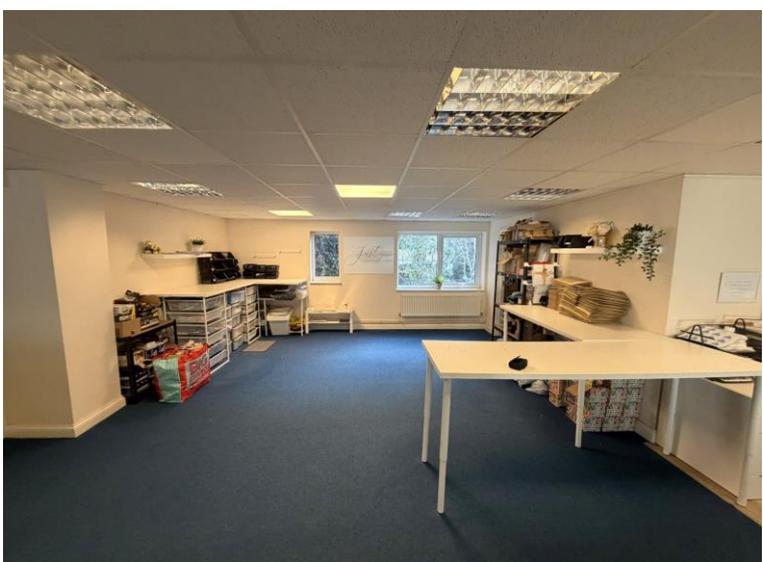
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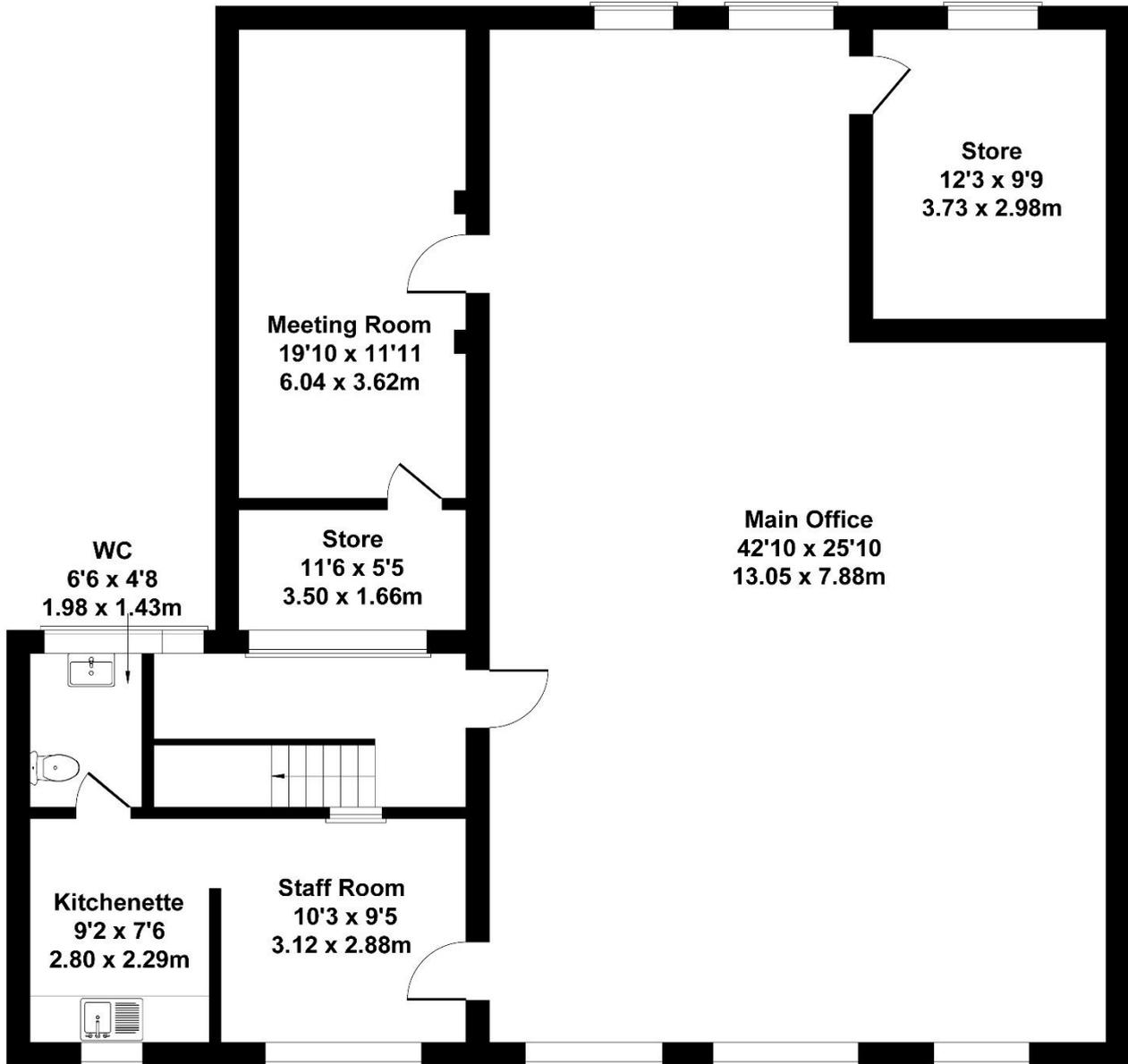




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Approximate Gross Internal Area
1701 sq ft - 158 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.

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