



TO LET
Minerva House
Orchard Way
Edginswell Park
Torquay TQ2 7FA



NEWLY REFURBISHED SPACE
Available as Two Suites plus Boardroom
Second Floor Office
Total NIA - 71 sq m to 362 sq m

Edginswell Park

Edginswell Park is Torquay's acknowledged prime office location, close to Riviera Way (A3022) and Hamlin Way (A380) at Kerswell Gardens and is approximately 3 miles from the city centre.

The office park has provided business space to occupiers including Kitsons Solicitors, Francis Clark and The NHS Foundation Trust and established itself as a business destination in terms of its first class location, excellent visibility and support facilities.

A new business seeking to move to Edginswell Park will be presented with an impressive top floor office suite set within a mature attractive landscaped environment.

Minerva House

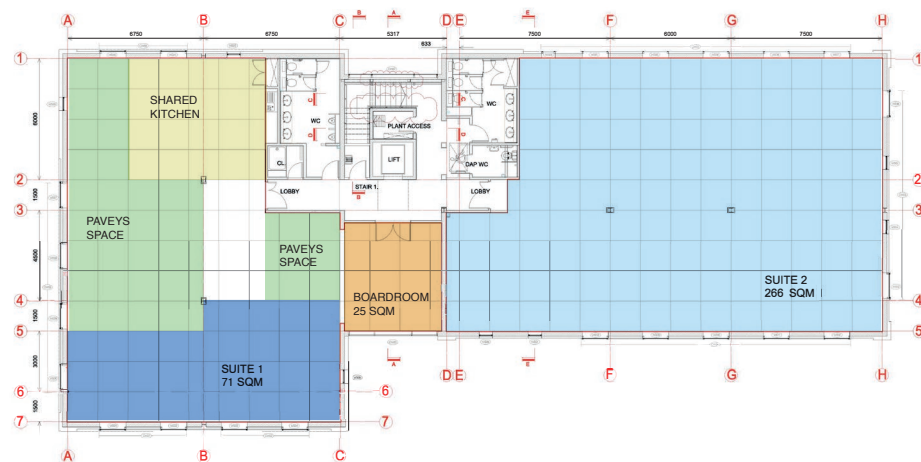
This detached office building was constructed in 2010 with a modern specification and benefits from the following:

- Very Good BREEAM Environmental Assessment Award
- Fully access raised floors
- VRV ceiling mounted cooling system
- Category 5 cabling
- Excellent car parking ratio



Second Floor

Suite 1	71 sq m	764 sq ft
Suite 2	266 sq m	2,863 sq ft
Boardroom	25 sq m	270 sq ft
Total	362 sq m	3,897 sq ft



Accommodation

The building is occupied by Kitson Boyce LLP on the ground and first floors and Pavey Group Financial Services on part of the second floor.

Suite 2 contains 2 private meeting rooms and a small kitchen.

Terms

The accommodation is available on a flexible leasehold basis with incentives available.

Rent

On application to the agents.

EPC

The EPC Rating is available upon request to the agents.



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Viewing

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