

MULTI-LET OFFICE INVESTMENT ON
ESTABLISHED BUSINESS PARK
EDGINSWELL PARK
TORQUAY TQ2 7FA



Maze 
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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 development has provided business space to occupiers including Kitson Boyce 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.

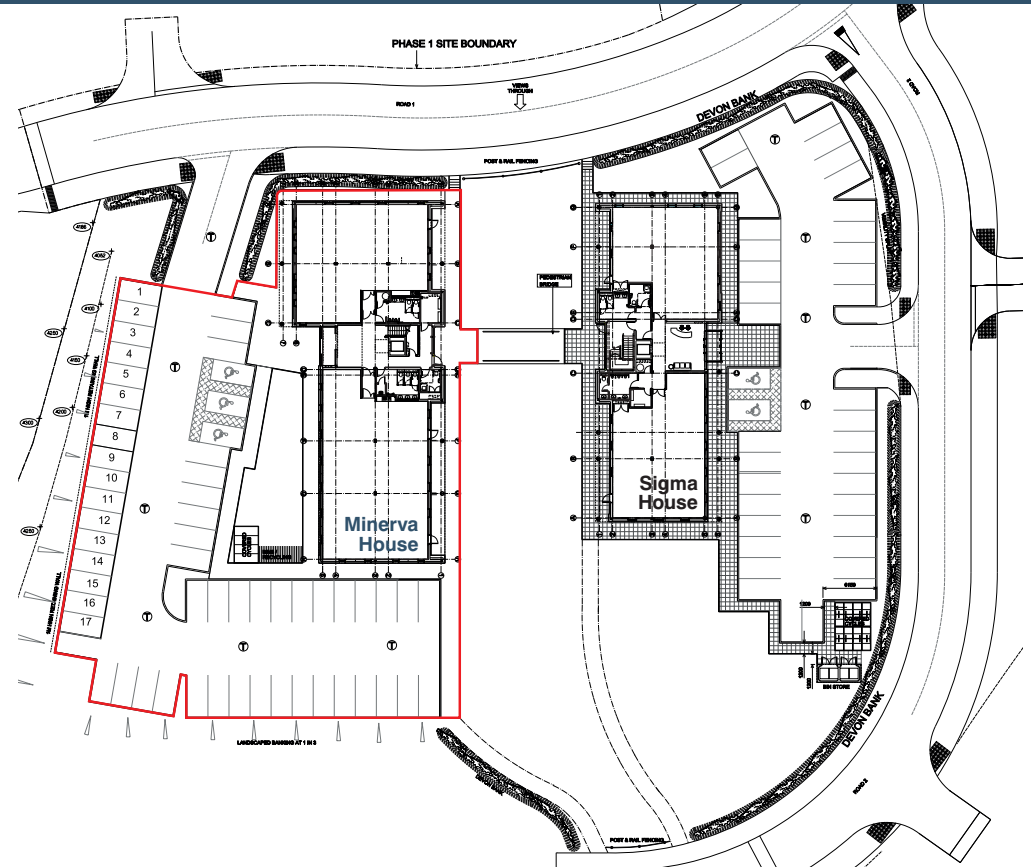
New businesses seeking to move to Edginswell Park will be presented with a wide range of accommodation ranging from individual office suites to bespoke buildings all set within a mature landscaped environment.





Minerva House

This detached office building was constructed in 2010 and designed from the beginning to accommodate Kitson Boyce solicitors for their main base in Torbay. It achieved a Very Good BREEAM award and benefits from full access raised floors and a VRV ceiling mounted cooling system. The building is still occupied by Kitson Boyce solicitors on the ground and first floors. The second floor is part let to Pavey Group Financial Services and Origin8 South West as well as a newly refurbished suite with 2 meeting rooms and a separate dedicated Boardroom. These offices are available to let and include 8 car parking spaces.



Tenant Information

Kitson Boyce - Kitsons LLP and Boyce Hatton LLP merged in October 2023 to become Kitson Boyce, combining over 250 years of legal excellence. The firm now has 22 partners and over 100 staff members across 3 offices in Devon.

Pavey Group Financial Services are Independent Financial advisers who have been established for over 40 years, providing advice on investments, pensions, inheritance tax planning and mortgages.

Origin8 - A newly formed independent insurance business operating throughout the south west.

Area	Tenant	Lease commence	Lease term	Lease expiry	Rent/ERV	Rent per sq ft	Comments	Area (sq ft)	Area (sqm)
Ground/First Floor	Kitson Boyce	15/02/25	15 years	14/02/40	£173,160 pa	£18	FRI lease with 37 spaces and tenant break in 15/02/35	9,620 sq ft	894 sqm
Second Floor	PGFS	7/02/25	5 years	7/02/30	£20,000 pa	£18	FRI and 5 car spaces	1,123 sq ft	104 sqm
	Origin8	1/08/25	5 years	1/08/30	£14,250 pa	£18	FRI and 6 car spaces	702 sq ft	65 sqm
	Vacant suite	-	-	-	(£51,500 pa)	£18	With 7 car spaces	2,863 sq ft	266 sqm
	Boardroom	-	-	-	(£5,000 pa)	£18.50	With 1 car space	270 sq ft	25 sqm



Investment Proposal

Price on Application



Viewing

For further information or to arrange an inspection please contact:

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