

## REGAL HOUSE, CASTLE CIRCUS, TORQUAY



### Description

The property comprises a modern office building completed in 1995, arranged on ground and two upper floors. The property has a steel frame, concrete floors and a pitched tiled roof. The facades are a combination of brick, stone and render with powder coated double glazed windows.

Internally, the office arrangement is generally open plan with suspended tile ceilings supporting strip lighting, raised floors and carpet tiles. The building has a gas-fired central heating system and there is a supplemental air extractor. In certain areas the tenant has installed their own air conditioning. There are two eight person passenger lifts serving all floors with male and female WCs on the first and second floors and a disabled WC on the ground.

To the rear of the property is a secured parking area for 18 cars, accessed off Castle Road. The property is currently used as a JobCentre with ancillary offices.

### Price

£2,850,000

### Yield

Initial 7.9%

### Transaction

Sold for – BMW (UK) Trustees Limited c/o Legal & General Investment Management  
Purchased by – Nuffield College, Oxford