

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## GROUND FLOOR MAIL ORDER / LIGHT ASSEMBLY OR OFFICE PREMISES WITH AMPLE CAR PARKING IN A CONVENIENT TOWN CENTRE LOCATION

Totalling Approximately 169 sq.m (1,819 sq.ft) with ample allocated car parking

Phased rent available for first 3 years for early occupation – Full details on request

**GROUND FLOOR, LEVEL 1 HAMLYN HOUSE, MARDLE WAY,  
BUCKFASTLEIGH, DEVON, TQ11 0NR**



Hamlyn House is a characterful stone former mill building occupying a prominent position in the centre of Buckfastleigh, with easy access to the A38 dual carriageway, approximately equi-distance between Exeter and Plymouth. The suite is on the Ground floor at the front, with access directly from the entrance lobby. The suite comprises a selection of offices with ancillary storage / light assembly space and are suitable for a variety of users.



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## SITUATION AND DESCRIPTION

Buckfastleigh is a popular location due to its close proximity to the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 22 miles distant, Exeter 24 miles, Newton Abbot 12 miles and Torquay 20 miles distant. Buckfastleigh has a good range of local amenities with the market town of Newton Abbot offering a wider range including retail, education and leisure facilities.

The premises are located on the ground floor of this impressive former Mill building and are accessed from the front via a shared entrance lobby. The premises have most recently been used by a Mail Order company, but previously has been offices and would be suitable for a wide variety of potential uses including Offices / Light Manufacture / Assembly / Storage / Photographic Studio or for another Mail Order company. The upper floors of the building are occupied by a wide variety of users including storage and manufacture ranging from joinery to food preparation. This creates a vibrant use for this wonderful building.

## ACCOMMODATION

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

### Entrance Lobby

Ground floor entrance with double doors to .....

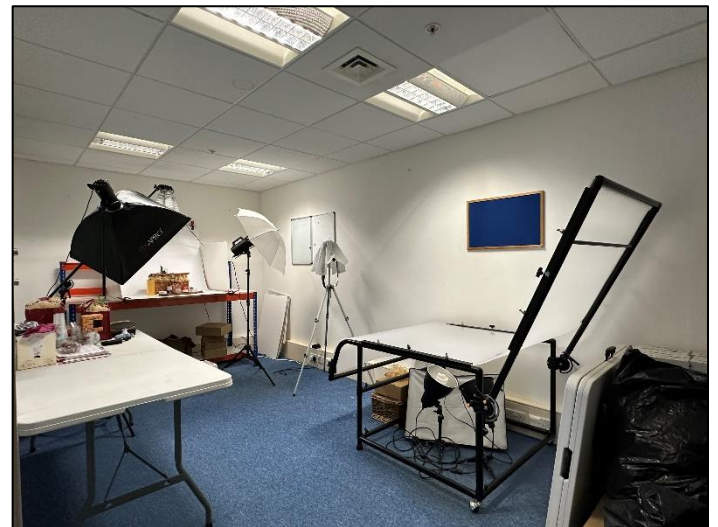
**Main Area No 1**                    **7.69m x 7.30m (25'3" x 23'11") max**  
Large open plan office with suspended ceiling and integrated strip lighting. Carpeted. Floor boxes as fitted. Glazed partitions to offices on either side. Night store heater. Carpeted.



**Kitchen Area**                    **2.84m x 2.19m (9'4" x 7'2") max**  
Sink with single drainer and cupboard under. Space for fridge. Tiled splashback. Worktop. Power as fitted.

**Work Area / Office No 2**                    **5.4m x 2.78 (17'9" x 9'2") max**  
Useful work area / Office leading off the main reception area. Glazed partition to open plan office with integrated blinds. Suspended ceiling with strips. Power as fitted.

**Work Area / Office No 3**                    **3.67m x 3.51m (12'0" x 11'6) max**  
Glazed panel to main office. Window. Strip lighting and power points as fitted. Carpeted. Night store heater.



**Work Area / Studio No 4**                    **3.64m x 3.09m (11'11" x 10'2") max**  
Window. Carpeted. Strip lighting and power points as fitted. Night store heater. Currently open to the main area.



**Work Area No 5**                    **7.58m x 3.44m (24'10" x 11'3") max**  
Large open plan office. Window. Strip lighting and power as fitted. Night store heater. Strip lighting. Glazed panel to workshop.

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**Store / Office** **4.36m x 3.17m (14'3" x 10'5") max**  
No natural light. Strip lights. Power as fitted. Night store heater.



**Store / Office** **4.38m x 2.89m (14'0" x 9'6") max**  
Shelving to 4 walls. Carpeted. Strips and power as fitted.

#### **Toilet**

Low level WC suite plus wash hand basin.

#### **EXTERNALLY**

The property benefits from ample car parking spaces in a private car park allocated to Hamlyn House.

#### **LEASE**

A new 6 year lease is available with a rent review at the end of the third year. A service charge contribution of 10% of the rent is required towards the external repairs and decoration of the building. The tenants will also reimburse the landlords for their share of the insurance premium. The lease will be contracted outside of the Landlord and Tenant Act.



#### **RENT**

A phased rent is available for the first 3 years at £9,950 pax for year 1, £10,950 pa for year 2 rising to £11,950 pax for year 3 for these flexible and adaptable premises with ample parking. However, It should be noted that this is a mixed use building and there may be periods during the day when noise from other users in the building can be heard in the premises.

#### **ENERGY PERFORMANCE CERTIFICATE**

An EPC has been obtained. A full version can be downloaded from the web site. The rating is: - E 117

#### **SERVICES**

Mains water, drainage and electricity are available.

#### **RATES**

Rateable Value: - £8,500 (2023 Valuation)  
We understand that qualifying businesses can benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council (01626 361101)

#### **LEGAL COSTS**

A contribution of £350 plus VAT is required towards the Landlords legal costs, including abortive costs.

#### **VAT**

We understand that VAT is payable on the rent and service charge.

#### **VIEWING**

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0301)



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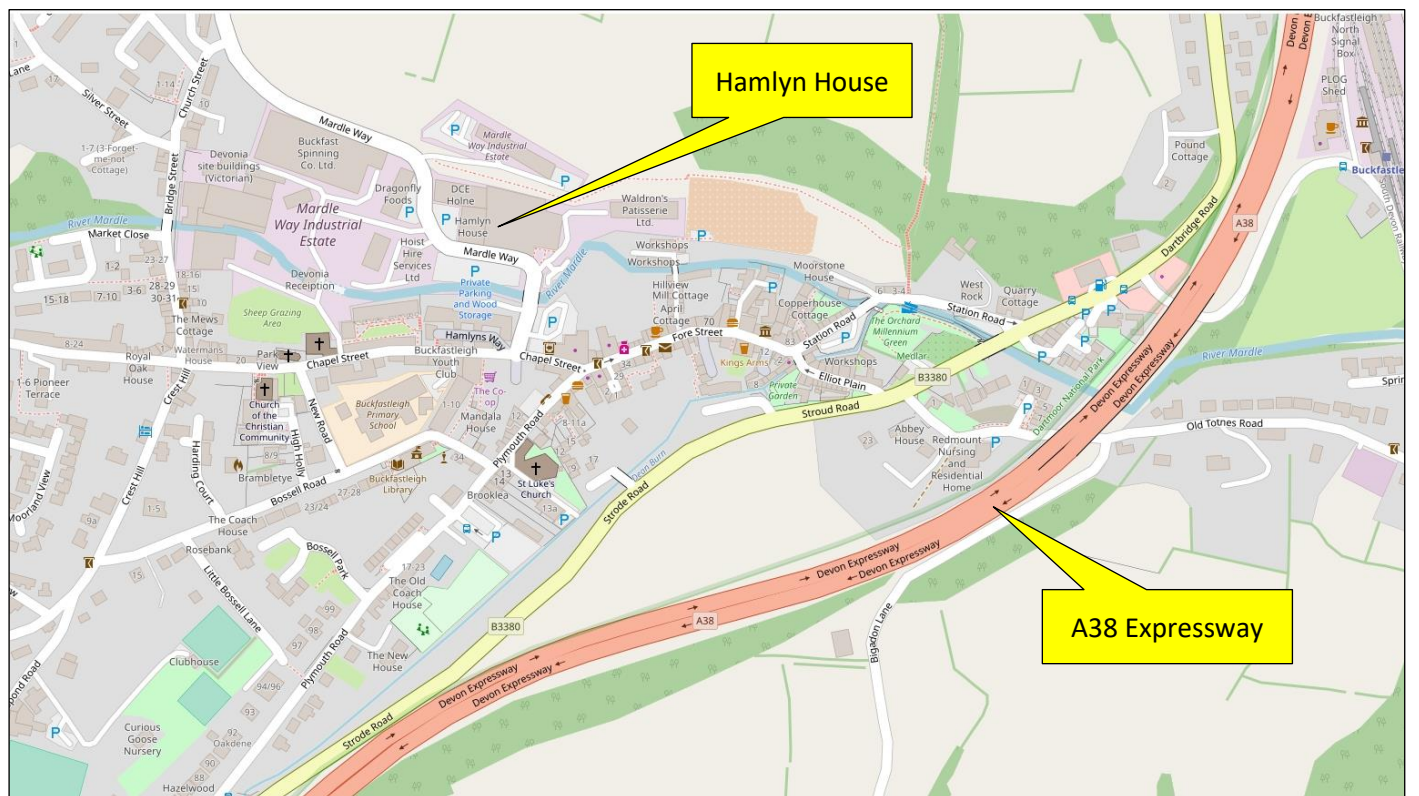
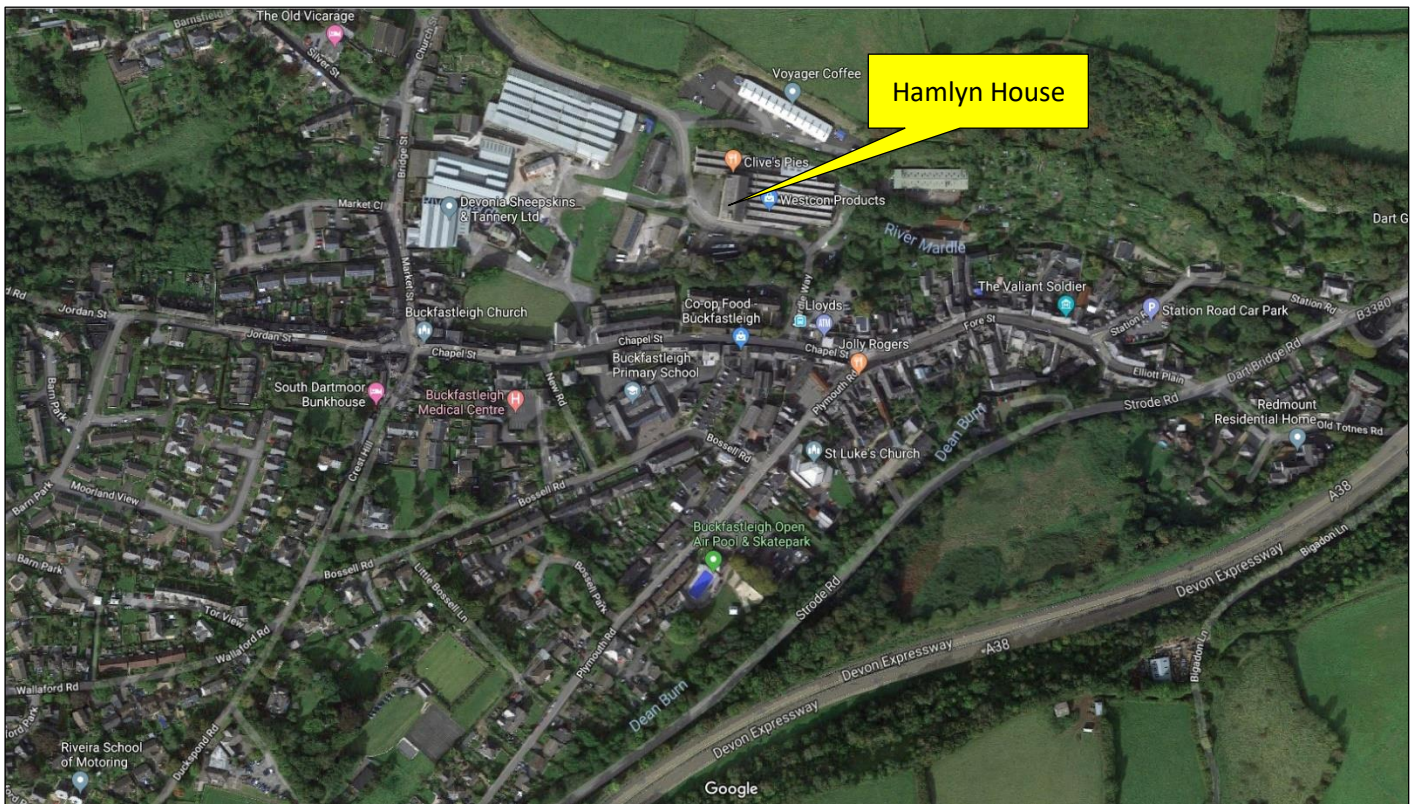
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