

INDUSTRIAL  
OFFICE  
DEVELOPMENT

A well fitted second floor Office Suite with ample Car Parking on this stunning landscaped site with amenities available to tenants including a Café/ Restaurant, Conference Centre, Hotel and Pizzeria



4 Northleigh House  
Thorverton Road  
Matford Business Park  
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Office suite of approx. 109 sq.m (1,174 sq.ft) with ample Parking - Rent £11,950 per annum  
**Second Floor, Higher Mill, Buckfast Abbey, Buckfastleigh, Devon, TQ11 0EE**

### SITUATION AND DESCRIPTION

Higher Mill is part of the beautiful Buckfast Abbey Estate, located on the edge of the Dartmoor National Park, yet just 3 miles from A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 22 miles distant, Exeter 23 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 Buckfast Abbey complex offers stunning landscaped grounds with plenty of quiet seating areas plus a spacious Café / Restaurant including lovely outside terrace, a conference centre with six seminar rooms, an exclusive boardroom plus a 120 seater conference hall, and finally a 33 bedroom Hotel with selection of self-catering cottages. This is a fabulous environment to base your business offering all of these facilities in the stunning grounds of Buckfast Abbey. Higher Mill is located in the heart of the estate and offers Ground, First and Second floor office suites all benefitting from ample car parking to the front. This suite is on the second floor with stunning views, and are suitable for a wide variety of potential users.

### ACCOMMODATION

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

Approached from the main entrance gates leading to the car park area located to the front of the building. A glazed entrance lobby provides access to each floor as follows: -

### SECOND FLOOR

Accessed from the Ground floor lobby, stairs and a lift lead up to the second floor landing with doors to ....

**Office Suite** **18.45m x 5.91m (60'6" x 19'4") max**  
Arranged as an open plan suite with 2 cellular offices close to the entrance. Carpeted. Suspended ceiling with integrated lighting. Power and data. Windows to front and rear elevation.

**Office** **2.83m x 2.38m (9'3" x 7'10") max**  
Glazed screen to the main office with glazed door. Window to rear. Carpeted. Suspended ceiling with fitted lighting. Power and data.

**Kitchen** **2.43m x 1.64m (7'11" x 5'5") max**  
Range of wall and base units under worktop with inset sink and single drainer with space for fridge under. Tiled splashbacks. Power as fitted.

**Toilet**  
Low level WC suite and wash hand basin. Hand dryer.

### Accessible Toilet

Low level WC suite with wash hand basin. Window. Hand dryer.

### EXTERNALLY

To the front of the building are a number of Car Parking areas with ample parking for the suite. There is also free range for tenants to use and enjoy the grounds of the abbey and utilise the Café / Restaurant and the Conference complex and Hotel.

### RENT

A rent of £11,950 pax is sought for this well-presented office suite, payable quarterly in advance. The landlords will require a 3 months rent deposit to be held for the duration of the term. We understand that VAT is not payable on the rents or service charge in this instance.

### LEASE

A new 6 year lease is available with an upwards only rent review at the end of the third year. A tenant only break clause can also be incorporated if required with 6 months prior written notice at the end of the third year. The leases will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

The landlord will be responsible for the external repairs and decorations with the tenant responsible for internal repairs and decorations. The tenants will be required to reimburse the landlords for the Buildings Insurance premium.

### SERVICE CHARGE

A service charge will be payable as a contribution towards the landscaping and shared services. This will be capped at £500 per annum for the first 3 years.

### SERVICES

We understand that mains water, drainage and electricity are available to the suites. The heating is provided by a shared boiler with individual metering for each suite so each tenant is only responsible for the heat they use. Electricity is metered with check meters.

### RATES

Rateable Value £ 7,100 (2023 valuation)  
We understand that a reduction of up to 100% could be available under the small business rates relief scheme. To see if you or the premises qualify for this relief, please contact Teignbridge District Council Business Rates Department (01626 361101).

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the building, a summary is included below with the full version available to download from the web site. The rating is: B 46

### LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords legal costs, including abortive costs, for preparing the lease.

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VIEWING

Strictly by prior appointment only with the vendors sole agents,  
FAO Tony Noon of Noon Roberts (07831 273148) Ref (0778)



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Energy performance certificate (EPC)

Leat Offices Higher Mill Buckfast Abbey Buckfastleigh TQ11 0EE	Energy rating <b>B</b>	Valid until: 26 July 2032 Certificate number: 7707-0244-1008-5048-8918
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Property type: Offices and Workshop Businesses

Total floor area: 335 square metres

Rules on letting this property

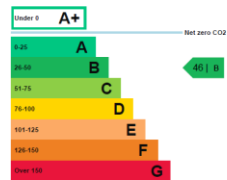
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

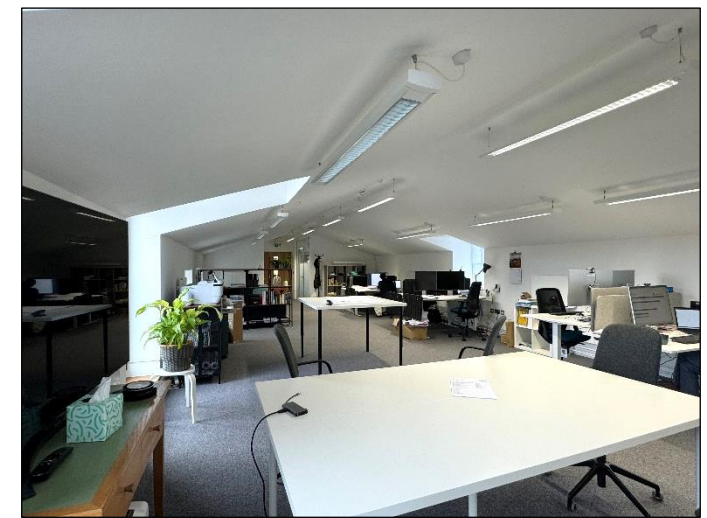
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

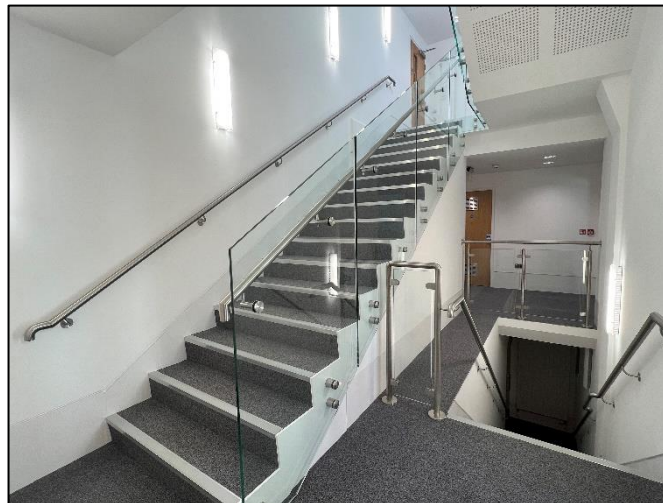
Properties similar to this one could have ratings:

If newly built: **20 | A**

If typical of the existing stock: **80 | D**



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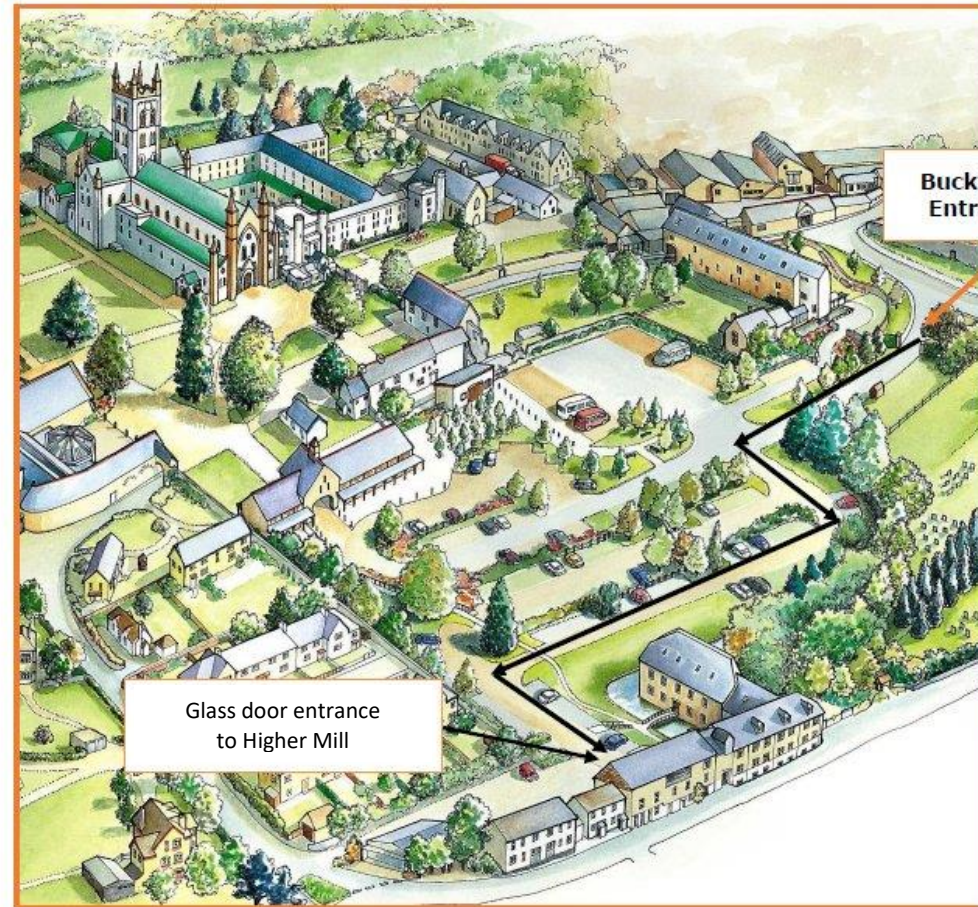
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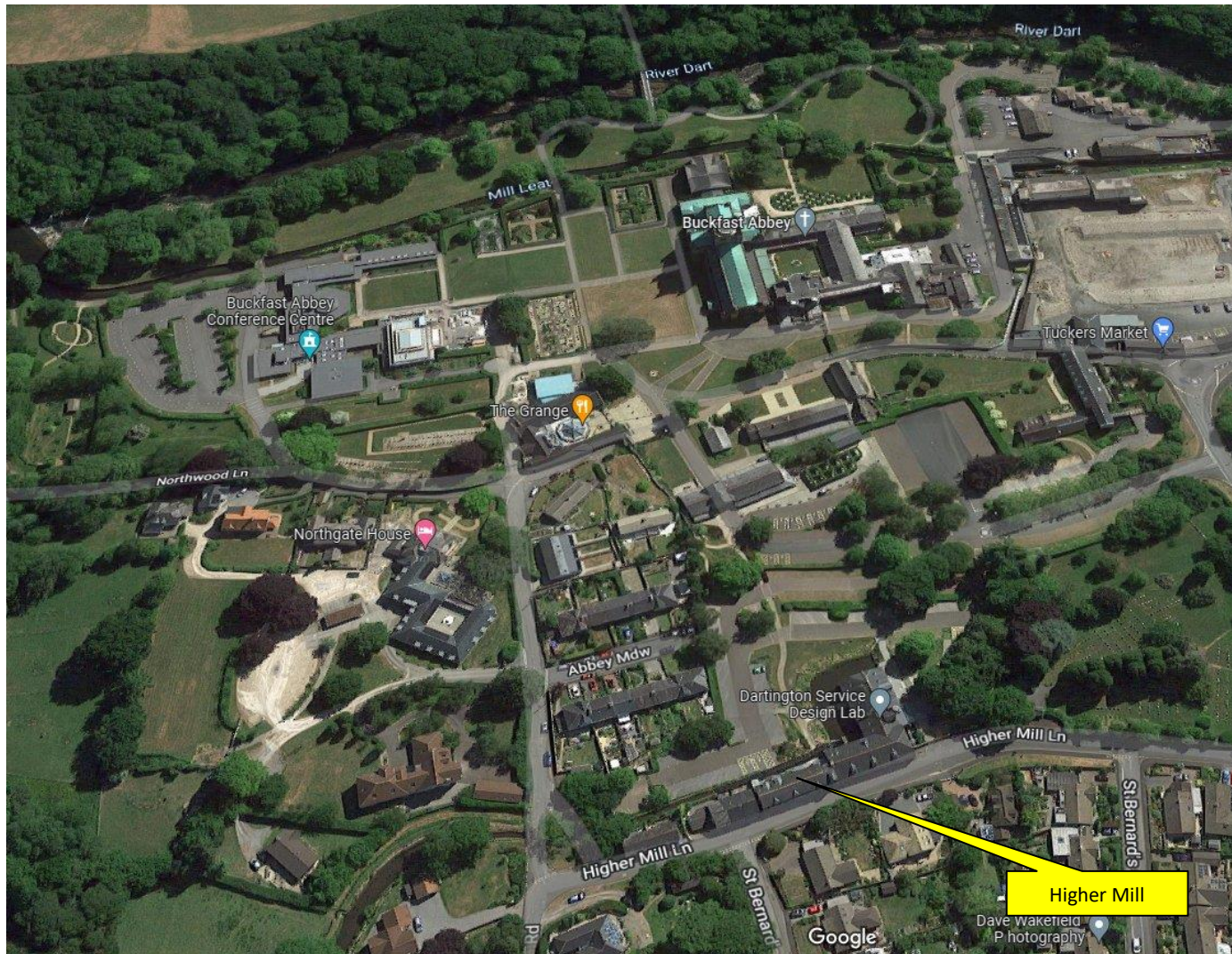


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Drive through the entrance gates to Buckfast Abbey and follow the directions on the map to the car parking area to the front of Higher Mill.





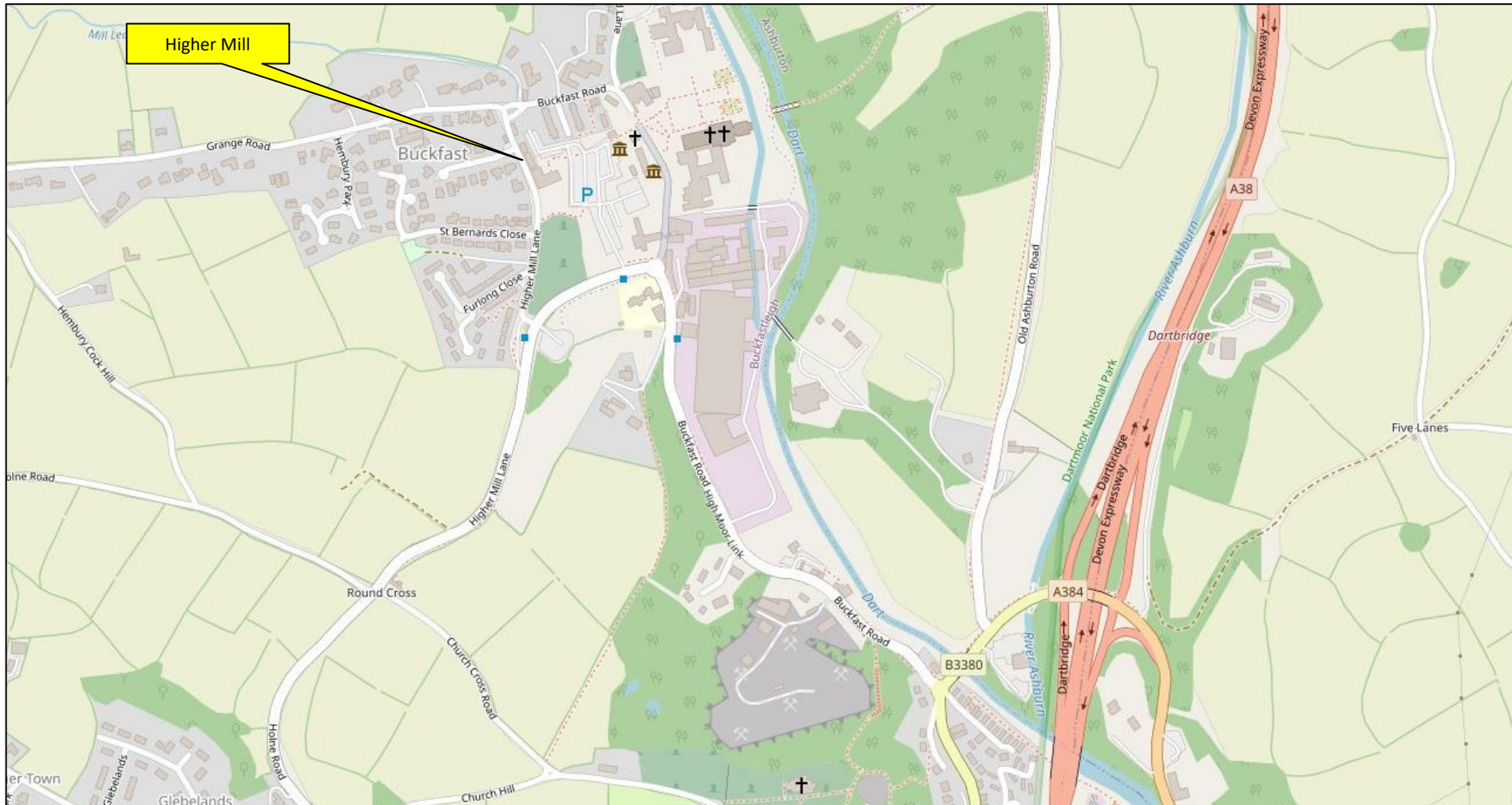
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