

TO LET

STUNNING RURAL OFFICE IN ATTRACTIVE SETTING WITH PARKING, YET JUST 3 MILES FROM THE A38 DUAL CARRIAGEWAY AT HALDON HILL

Office suite of approx. 94 sq.m (1,014 sq.ft) with 2 reserved car parking spaces plus visitor parking in a landscaped courtyard

**NO 6 DUNCHIDEOCK BARTON
NEAR EXETER, DEVON, EX2 9UA**



An opportunity to acquire a new lease of part of a 2 storey Grade II listed office building in a fabulous rural courtyard setting, yet just 3 miles from the A38 at the top of Haldon Hill by Exeter Racecourse. The premises offer well fitted and characterful office accommodation in a very convenient yet rural feeling location.

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SITUATION AND DESCRIPTION

This Office forms part of Phase 2 of this popular development. The suite was the subject of an extensive refurbishment approximately 2 years ago creating a stunning 2 story office suite, with quality fittings and wood floors on the first floor. The suit has been completed to a high standard with many period features retained including beamed and vaulted ceilings at 1st floor plus ample windows overlooking the courtyard, but with all the essential modern business requirements such as High Speed Broadband (Approx. 40 meg), Cat 2 lighting and quality kitchen and toilet facilities. The property also benefits from a shared Bio Mass central heating system.

The premises are located in a stunning valley yet just 3 miles from the A38 Dual Carriageway linking Plymouth to Exeter where it then connects to the M5 Motorway network, approximately 5 miles from the property. Local services are available in the many villages of the Teign Valley. Exeter, which is approximately 10 minutes away, is the Capital City and County Town of Devon and has firmly established a reputation as being the commercial centre of the South West. This is an unusual chance to occupy character offices in a stunning setting with immense character and yet that are within easy access of the main A38 dual carriageway.

ACCOMMODATION

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

Ground Floor

Approached from the landscaped courtyard area with 2 allocated parking spaces via 2 timber doors to an

Reception/ Office **9.84m x 4.73m (32'3" x 15'9") max**

Open plan office with reception area. Part tiled and part carpeted floor. Spot lights as fitted. 2 windows. Radiator.

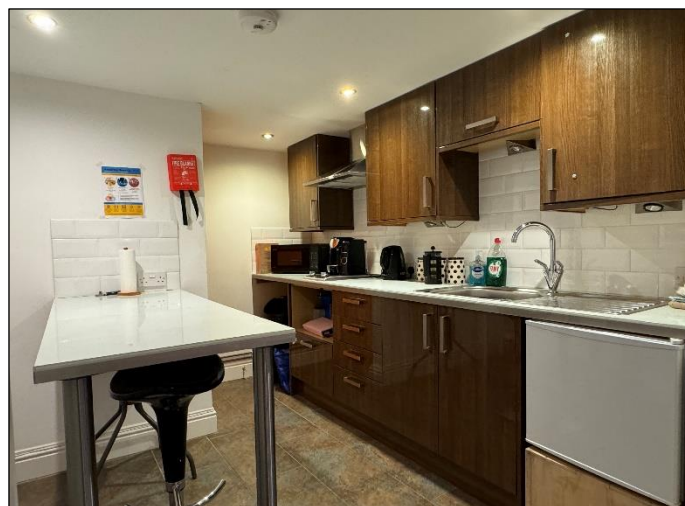


Toilet and Shower Room

WC suite with wash hand basin. Tiled floor.

Kitchen

Range of quality ground and wall units with inset stainless steel sink unit and single drainer. Electric hob. Tiled splashback. Breakfast bar. Spot light. Power as fitted. Understairs cupboard.



First Floor Office **9.72m x 4.80m (31'10" x 15'9") max**

Stunning space with wood strip floor and exposed ceiling beams. 3 windows plus roof lights. Radiator. lighting and power as fitted.



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EXTERNALLY

2 reserved car parking spaces are allocated immediately outside the premises with additional visitor spaces close by. Further car parking is available by separate negotiation in a secondary car parking area.

RENT

A rent of £11,950 pa is sought for this lovely office in a stunning rural location, yet just 3 miles from the A38 dual carriageway at Haldon Racecourse. VAT is payable on the rent and service charge.

LEASE

A new 6 year lease is available with a rent review and mutual break clause at the end of the third year. The landlord will be responsible for the external repairs and maintenance of the premises, with the tenant therefore only responsible for the internal repairs and maintenance. The lease will be contracted outside of the security of tenure provisions of the landlord and tenant act.

SERVICE CHARGE

A service charge will exist to cover the central courtyard and landscaping areas and the cost of the buildings insurance. This is calculated on a square footage basis according to the area occupied, but will be capped at a maximum of £1 per sq.ft.

SERVICES

Mains electricity is available with a private water and drainage supply connected. Telephone and 60 Mb High speed Broadband are also available. A feature of this property is the heating system, which is provided by a communal Wood Pellet System. This offers almost unlimited heating for a fixed monthly sum of £62.50 per month.

LEGAL COSTS

The tenants will be required to contribute £350 plus VAT towards the landlord's legal and administrative costs, including abortive costs for setting up the new lease.

RATES

Rateable Value:- £3,300 (2023 valuation list)

A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates department on (01626 361101)

DIRECTIONS

From the A38 dual carriageway, take the exit for Dunchideock and the Exeter Race course at Haldon Hill. Follow the signs for Dunchideock and after approximately 3 miles you will see on your left hand side the Dunchideock village sign, take the next left by a slate sign for Dunchideock Barton. Follow this road for approximately half a mile and the barns will be located on your left hand side just past the church.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, the rating is shown below, a full version can be downloaded from the web site. The rating is:

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0030)



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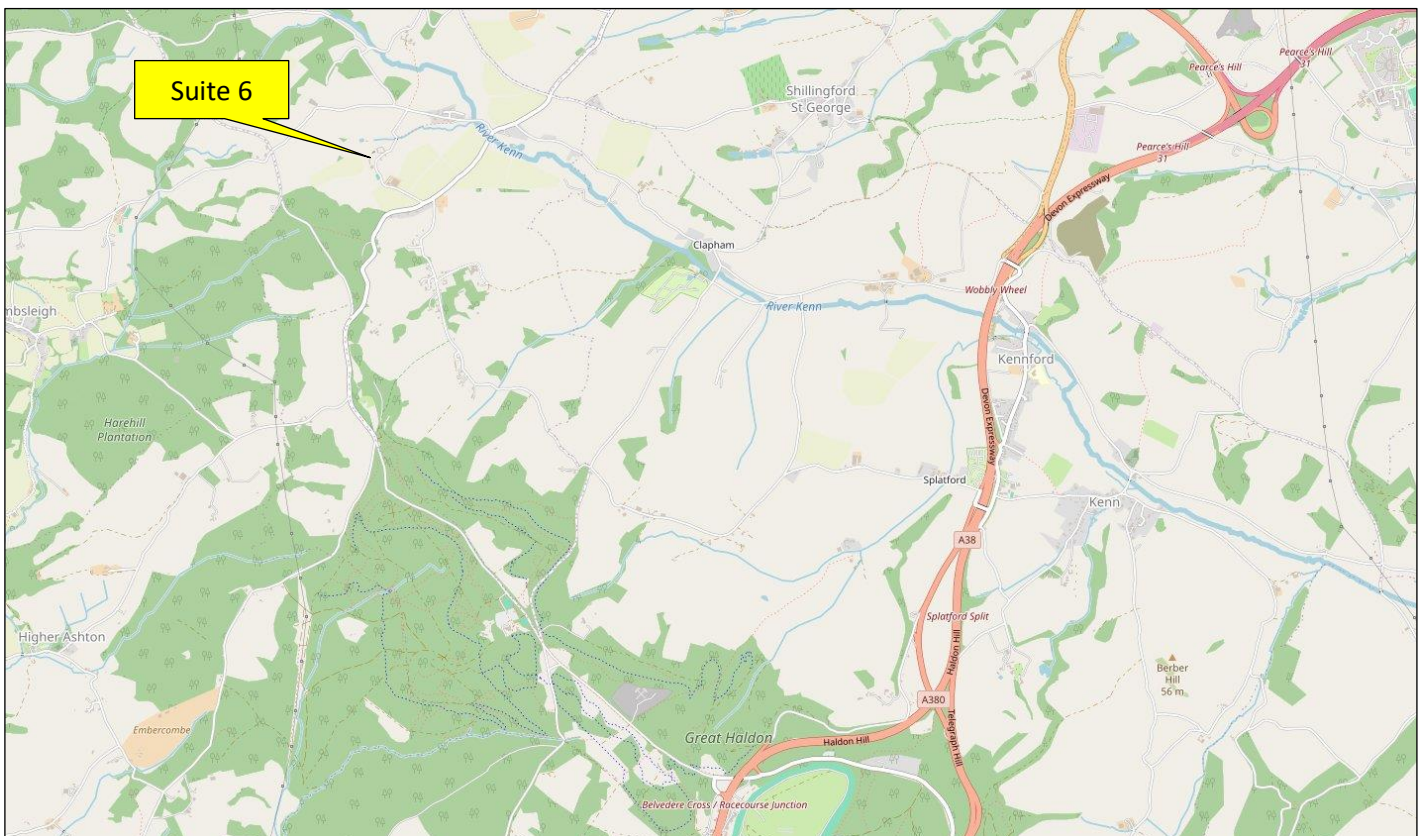
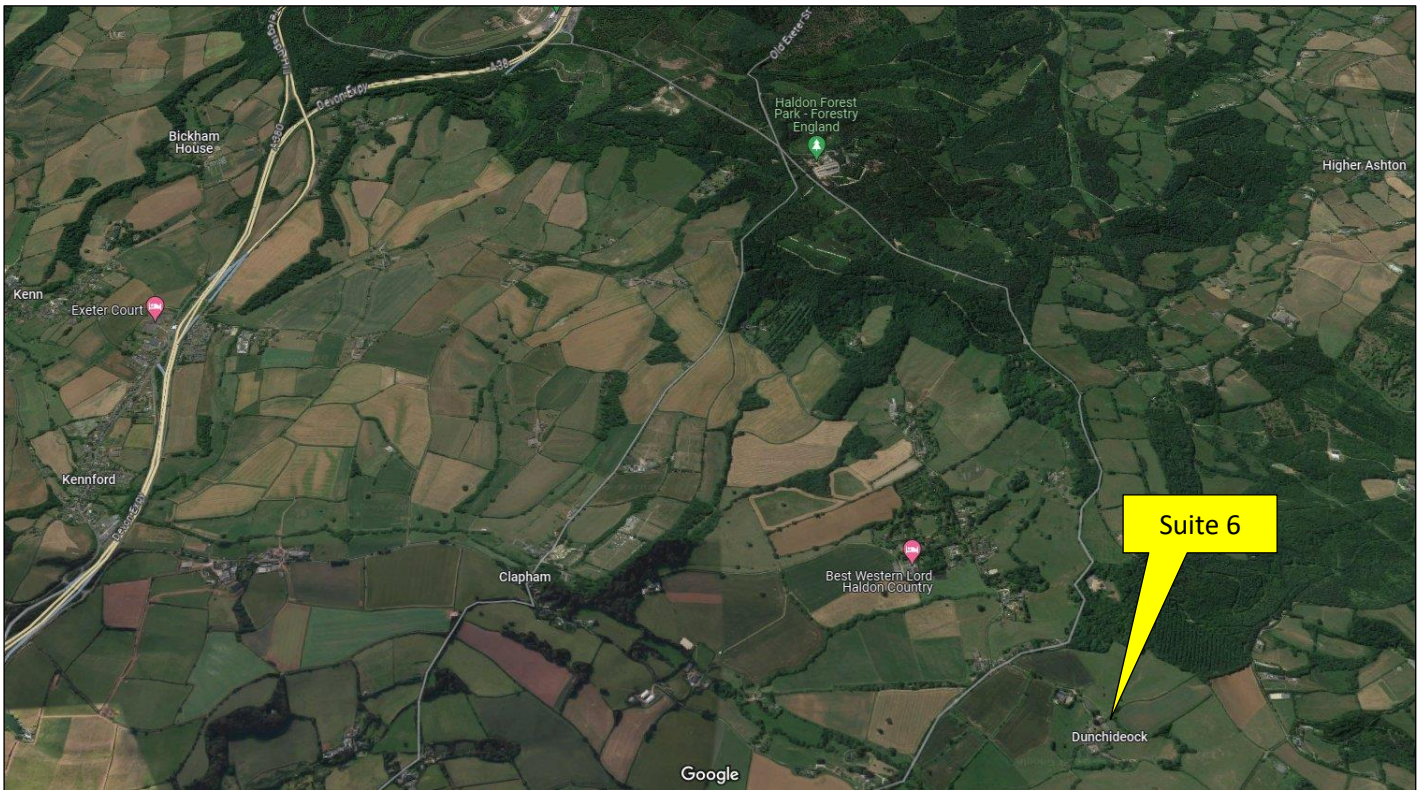
Web. www.noonroberts.co.uk

EPC Awaited

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.