

INDUSTRIAL
OFFICE
RETAIL

TO LET

TOWN CENTRE SECOND FLOOR OFFICES COMPRISING A RANGE OF OFFICE SUITES IN A CENTRAL LOCATION

Office Suite from Approx. 27.5 sq.m – 68.3 sq.m (296 sq.ft – 735 sq.ft)

**OFFICE SUITES 6 AND 8 SECOND FLOOR, BRIDGE HOUSE,
COURTENAY STREET, NEWTON ABBOT, DEVON, TQ12 2QS**



A new flexible lease is available on these second floor Office suites, in a prominent office building in the centre of Newton Abbot, adjoining the prime retail area of Courtenay Street and Queen Street and several large public car parks. These spacious, light and airy offices available on a flexible lease, offer a very cost-effective way of establishing a 2 or 3 room office base in this sought after town centre.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12½ miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. This is significantly enhanced in the summer by visitors from the nearby coastal towns of Teignmouth, Torquay and Torbay plus the Dartmoor National Park.

Communications are excellent via A380 dual carriageway linking Exeter and the M5 motorway and on into Torquay and Torbay. Exeter is approximately 16 miles distant with Torbay some 10 miles distant. The premises are centrally located adjoining a number of public car parks and offers easy and convenient access to the retail and office areas of the town. The premises are located on the second floor of this prominent Office building with stairs and lift access, and comprise either a 2 or 3 room suite as follows: -

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows. Access from Courtenay Street via a key pad or entry phone system. Stairs or lift to the second floor with door to.....

SUITE 8

Office 1 **5.28m reducing to 4.10m x 3.43m**
(17'4" reducing to 13'5" x 11'3") max

Irregular shape. Suspended ceiling with integrated strips. Windows to rear. Electric panel heater.



Office 2 **3.95m reducing to 2.64 m x 3.47m**
(12'11" reducing to 8'8" x 11'4") max

Irregular shape. Suspended ceiling with integrated strip lighting. Door to shared kitchen. Electric panel heater.

SUITE 6

Door to lobby with doors to

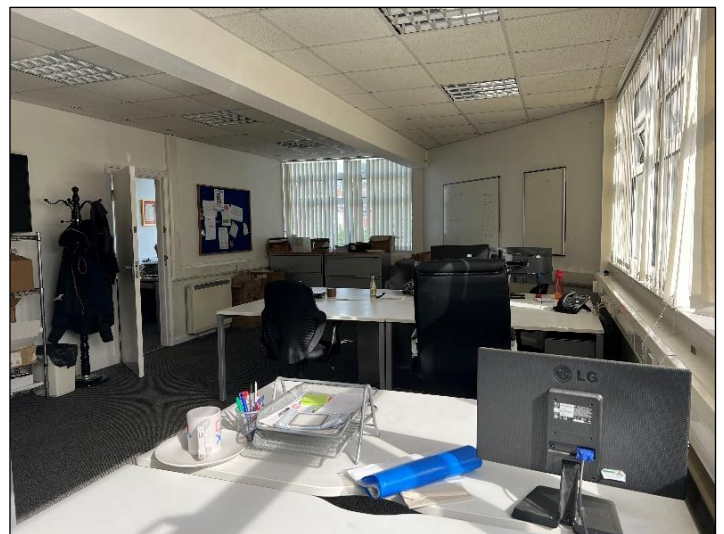
Office 1 **4.93m x 2.46m (16'2" x 8'1") max**

Window to front. Suspended ceiling with integrated strip lighting.

Office 2 **7.26m x 2.19m (23'10" x 7'2") max**
Window to front. Suspended ceiling with integrated strip lighting.



Office 3 **8.45m x 4.81m (27'9" x 15'9") max**
Irregular shape. Window to front and side. Wall heaters. Carpeted. Suspended ceiling with strip lighting. Dado trunking for power and data.



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

Shared Kitchen

Windows to one elevation. Stainless steel sink with single drainer and cupboards under. Electric heater. Space for fridge under. Tiled splashback.

Shared Toilets

The floor benefits from shared use of separate ladies and gents toilets with low level WC cubicles and wash hand basins.

LEASE

The suites are available by way of a new flexible lease for a term of 3 years with, if required, a mutual option to break the lease after the initial 3 month period by providing a rolling 1 months prior written notice. A longer lease is available by negotiation. A one month rent deposit will be required by the landlords which will be held for the duration of the tenancy.

RENTS

Suite 6 - 68.3 sq.m (735 sq.ft) - £7,350 pax
Suite 8 - 27.5 sq.m (296 sq.ft) - £3,350 pax

The rents quoted are inclusive of the heating, lighting and cleaning of the common parts and the Buildings Insurance. The tenants will be responsible for the internal repair and decoration of the suite with the landlords responsible for the external repair and decoration. The tenants will require their own telephone and broadband supplier with the electricity separately metered.

COMMERCIAL EPC

An energy performance Certificate has been obtained. And is attached. The rating is E 118.

SERVICES

Mains water, drainage and electricity are available to the building, with the electricity separately metered to the suite. We understand that high speed Broadband is also available.



LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transaction.

RATES

Rateable Value: -

Office 6 - £7,000 (2023 valuation)
Office 8 - £2,400 (2023 valuation)

We understand that up to a 100% reduction in the rates payable may be available under the Small Business Rate Relief Scheme. For further details as to whether you or the property qualify for this relief, please contact Teignbridge District Council (01626 361101)

VAT

We understand that VAT is payable on the rent on this occasion.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0464)

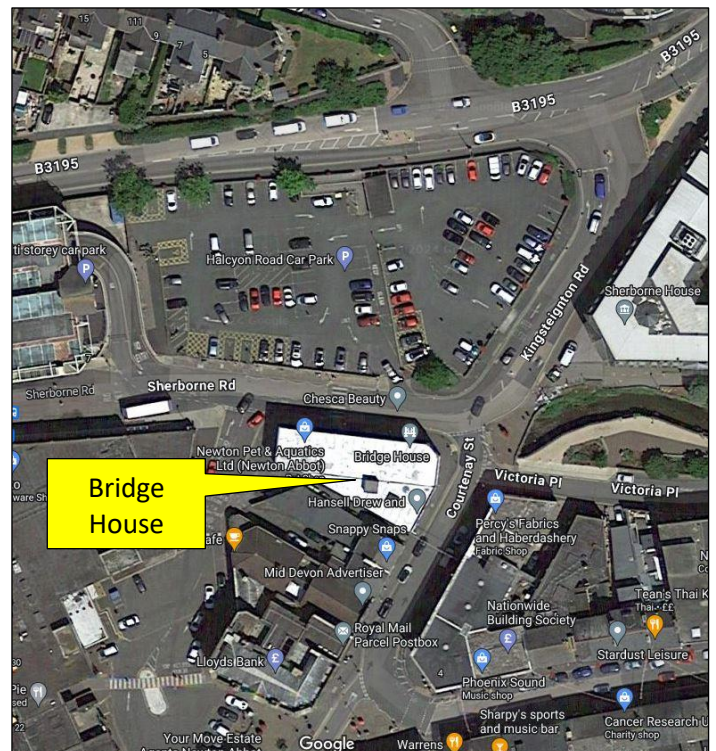


Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

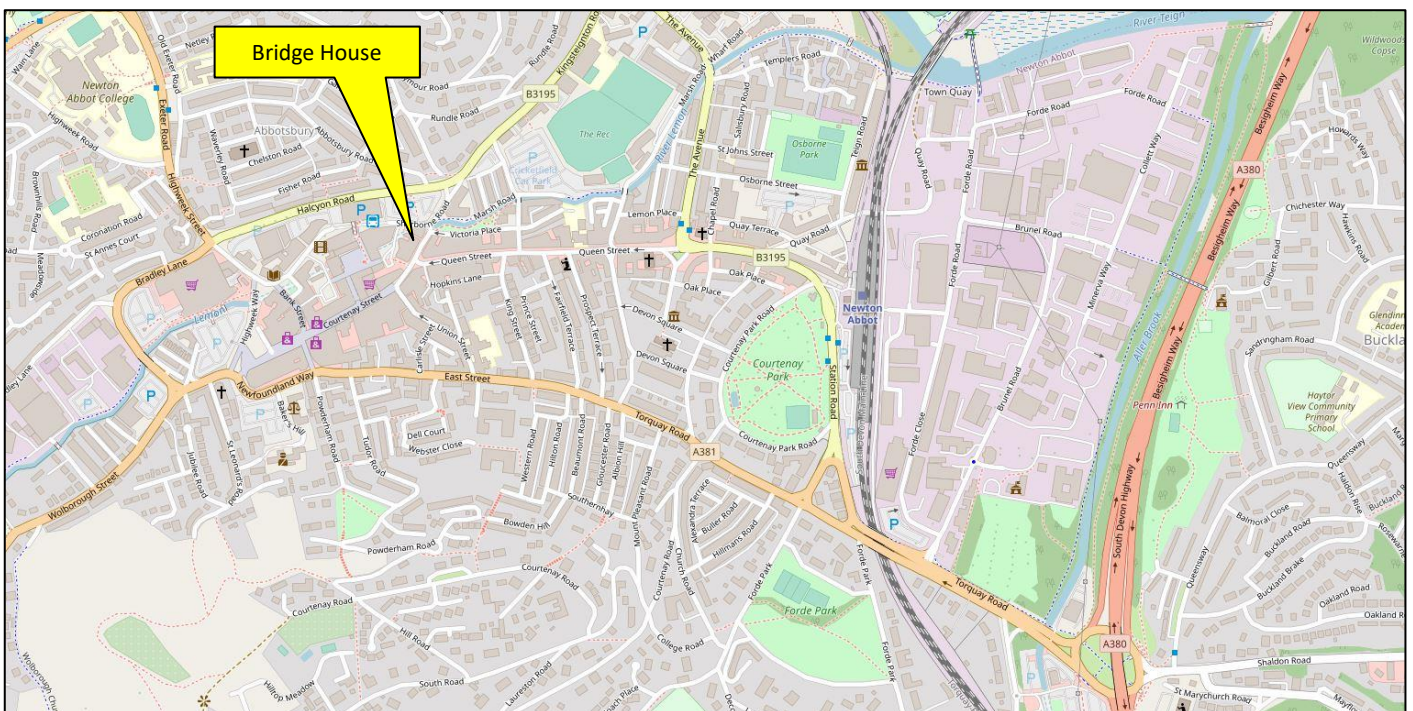
Web. www.noonroberts.co.uk



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



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.