

TO LET

TOWN CENTRE OFFICES IN A PROMINENT REFURBISHED PERIOD BUILDING WITH PARKING

Individual Offices or a Suite from 26.9 sq.m – 79.5 sq.m (289 sq.ft – 856 sq.ft)

**CAMBORNE HOUSE, 17 COURTENAY PARK,
NEWTON ABBOT, DEVON, TQ12 2HD**



A new flexible lease is available on these refurbished offices which are prominently located in a period office building in a popular commercial area of Newton Abbot, fronting Courtenay Park and just off East Street which runs through the centre of the town, with ease of access to the Mainline Railway Station. The offices are let on flexible leases with the benefit of on-site Car Parking available.

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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 conveniently located close to the Town Centre and the Railway station, fronting the lovely Courtenay Park, and offering easy access to the retail area of the town. The offices currently available are located on the second floor of the building, with parking at the rear available on a first come first served basis. The adjacent street offers free parking for 2 hours, with other metered spaces available, plus parking is available to rent on an annual basis within the grounds of the Church closeby.

ACCOMMODATION

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

The Car Park is accessed from Devon Square to the rear, into a reception area with Stairs to the 2nd Floor landing with doors to 3 individual rooms, or the floor can be taken as a suite

Office CH302 (Second Floor) 8.94m x 4.79m (29'4" x 15'9") max
Irregular shape with large widows to the front elevation making this a light and airy room. Recently refurbished with ample power in Dado trunking. Carpeted. Redecorated. Lighting as fitted. Radiators.



Office CH303 (Second Floor) 5.20m x 4.63m plus 1.82m x 1.57m (17'0" x 15'2" plus 5'11" x 5'2") max

Irregular shape with large widows to the front elevation making this a light and airy suite. Recently refurbished with ample power in Dado trunking. Carpeted. Redecorated. Lighting as fitted. Radiators.

Office CH301 (Second Floor) 4.35m x 2.24m (14'3" x 7'4") max
Irregular shape. Opaque window. Power and light as fitted. Useful storage area or for server / printer or small office. Carpeted. Redecorated. Lighting as fitted. Radiators.

Ground Floor Shared Kitchen

Range of units with stainless steel sink and drainer. Fridge and microwave. Table with seating. Power and light. Radiator.

Toilet

WC suite and wash hand basin.

EXTERNALLY

Surrounding the premises are attractive and mature gardens with a rear Car Park with up to 3 parking spaces on a first come first served basis.

LEASE

The suites are available by way of a new flexible lease for a term of 3 years with a mutual rolling break clause after the initial 6 month period by providing 3 months prior written notice.

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RENT

The offices are available individually as below: -

Second Floor

Office CH303 (42.8 sq.m – 460 sq.ft) - £101 per week (£5,220 pa)

Office CH302 (26.9 sq.m – 289 sq.ft) -

LET

Office CH301 (9.7 sq.m – 105 sq.ft) -

LET

A service charge of £50 per office is charged which covers the lighting and heating for the suite, plus the heating, lighting and cleaning of all common areas including the toilets and kitchen plus the Buildings insurance, waste collection, fire and intruder alarm monitoring, and all landscaping areas. The tenants are 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 / broadband supply.

RENT DEPOSIT

A one months rent deposit will be required by the landlords which will be held for the duration of the tenancy.

COMMERCIAL EPC

An energy performance Certificate has been provided for this property a copy of which is attached. Full details are available on the web site. The rating is : E 115

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

We understand that VAT is not payable on the rent.

RATES

Each tenant will be responsible for the Business Rates of their individual Office or Suite. However, 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)

SERVICES

Mains water, drainage and electricity are available to the building. We understand that high speed Broadband is available.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0589)



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11/10/2022, 16:28 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

| | | |
|--|----------------------------------|--|
| Camborne House 17 Courtenay Park NEWTON ABBOT TQ12 2HD | Energy rating E | Valid until: 19 October 2032 Certificate number: 5971-3713-6047-7356-5835 |
|--|----------------------------------|--|

Property type: Offices and Workshop Businesses
Total floor area: 482 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is E.

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

| | | |
|----------|-----------|--------------------------|
| Under 0 | A+ | Net zero CO ₂ |
| 0-15 | A | |
| 16-45 | B | |
| 46-75 | C | |
| 76-100 | D | |
| 101-125 | E | 115 E |
| 126-150 | F | |
| Over 150 | G | |

How this property compares to others

Properties similar to this one could have ratings:

If newly built: **23 | A**

If typical of the existing stock: **93 | D**

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5971-3713-6047-7356-5835?print=true>

1/3

Office CH 2A Office CH 2B

Cpd

Stairwell

Office CH 2C

Tanks

EXISTING SECOND FLOOR PLAN 1:100

Stairwell

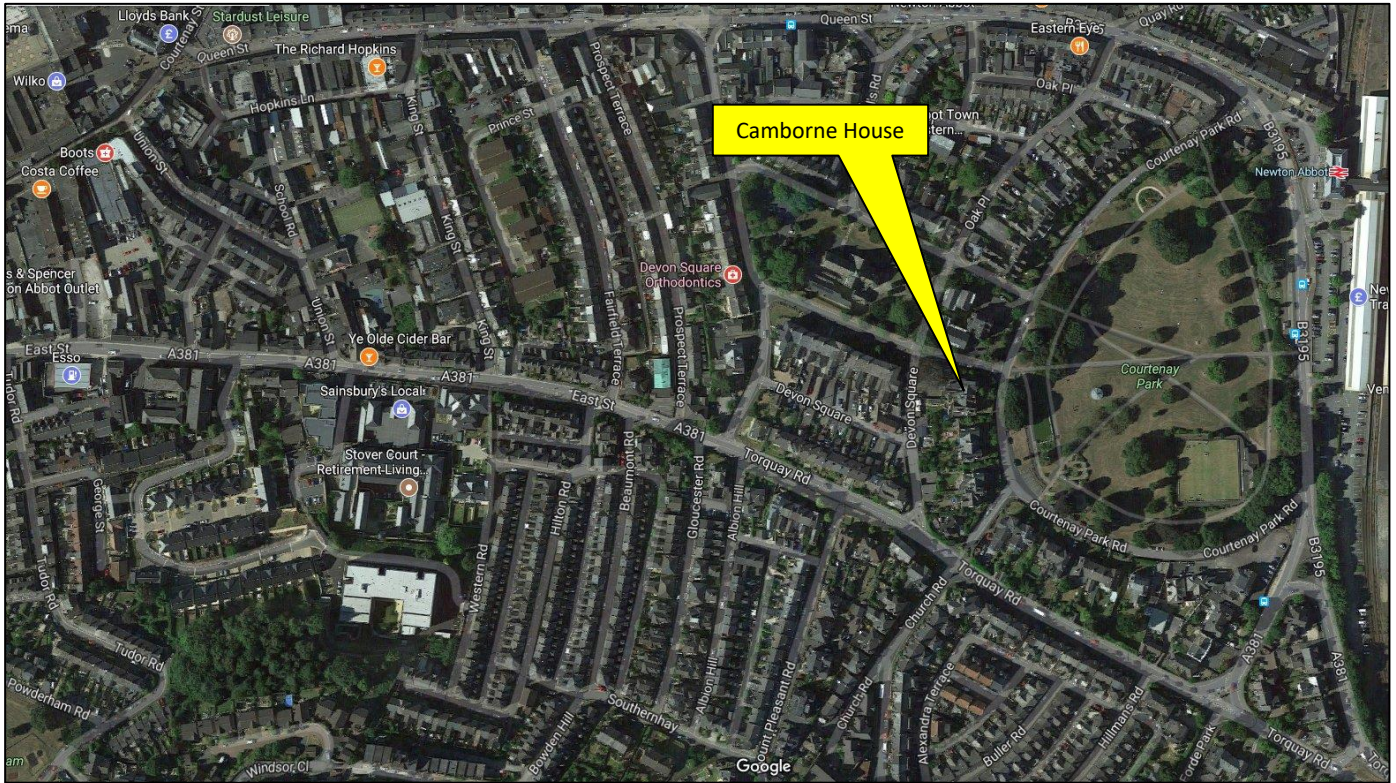
EXISTING FIRST FLOOR STAIR PLAN 1:100

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| Drawing status: SURVEY Dimensions must NOT be scaled from this drawing, refer to written dimensions only. All dimensions should be checked on site. Discrepancies on the drawing should be referred to the Architect prior to commencement of any works on site. © Noon Roberts | Revision Date Description | PROJECT Alterations and refurbishment Camborne House 17 Courtenay Park Newton Abbot TQ12 2HD | DRAWING Existing part first and second floor plans Scale: 1:100 @A3 Date: March 2020 Dwg No.: 2008-02 Rev: - | KAY TREGENNA ARCHITECTS 07775 501206 design@kayregennarchitects.co.uk |
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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.