

INDUSTRIAL
OFFICE
RETAIL

TO LET

FIRST FLOOR OFFICE SUITE IN A PROMINENT PERIOD TOWN CENTRE BUILDING

Office Suite of 7 Offices totalling 125 sq.m (1,345 sq.ft)

**SOUTH DEVON HOUSE, STATION ROAD,
NEWTON ABBOT, DEVON, TQ12 2BP**



A new flexible lease is available on the first floor of this prominent and substantial period Station building located on the edge of the Town, with ease of access to the main line railway station below, plus the A380 dual carriageway linking Torbay to Exeter and the M5 Motorway network. The self-contained office suite comprises 7 rooms including one large meeting / training room with private kitchen and toilet facilities.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Kitchen **2.64m x 2.27m (8'8" x 7'5") max**
Range of wall and base units with worktop and inset stainless steel sink unit with single drainer. Space for fridge. Tiled splashbacks. Electric over sink water heater. Radiator. Laminate floor. Strip lighting and power as fitted.

EXTERNALLY

The property is well located fronting Station Road and Courtenay Park with limited stay off road parking available around Courtenay Park. Several public car parks are within easy walking distance where we understand permits are available.

RENT AND LEASE

A rent of £10,950 per annum is sought for these well-located offices on a new flexible lease for a term of up to 3 years with a rolling mutual 6 months break clause. The landlords are responsible for the external repair and decoration of the building with the tenants only responsible for the internal repair and decoration. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act.

A service charge will be payable to cover the costs of the shared services, buildings insurance and maintenance of common parts.

RENT DEPOSIT

A 3 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 requested and for this property a summary of which will be shown below, a full version is available to download from the web site The rating is : D 79

LEGAL COSTS

A contribution of £395 plus VAT will be required towards the landlord legal costs in preparing the lease.

VAT

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

RATES

Rateable Value:- £10,500 (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)

SERVICES

Mains water, drainage, gas and electricity are available to the building.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0686)

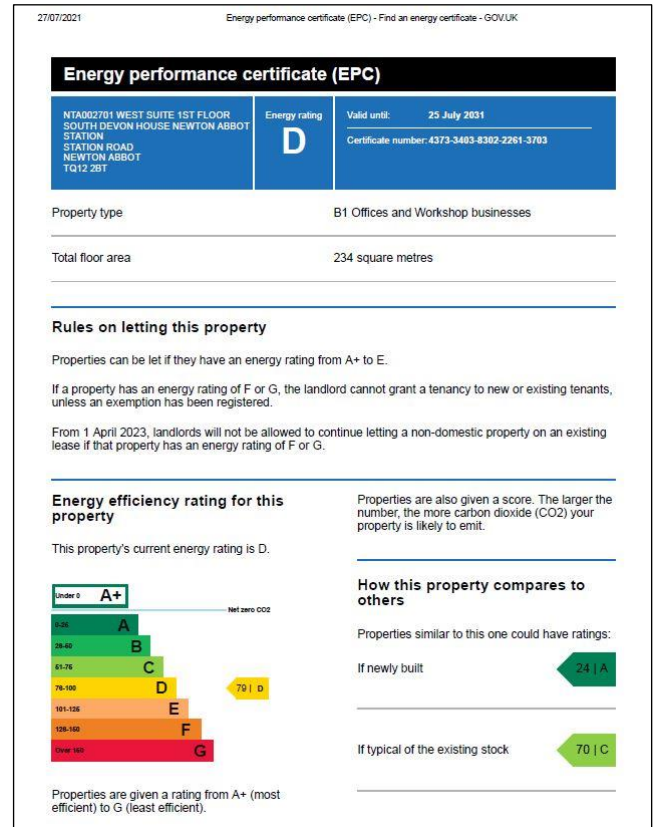


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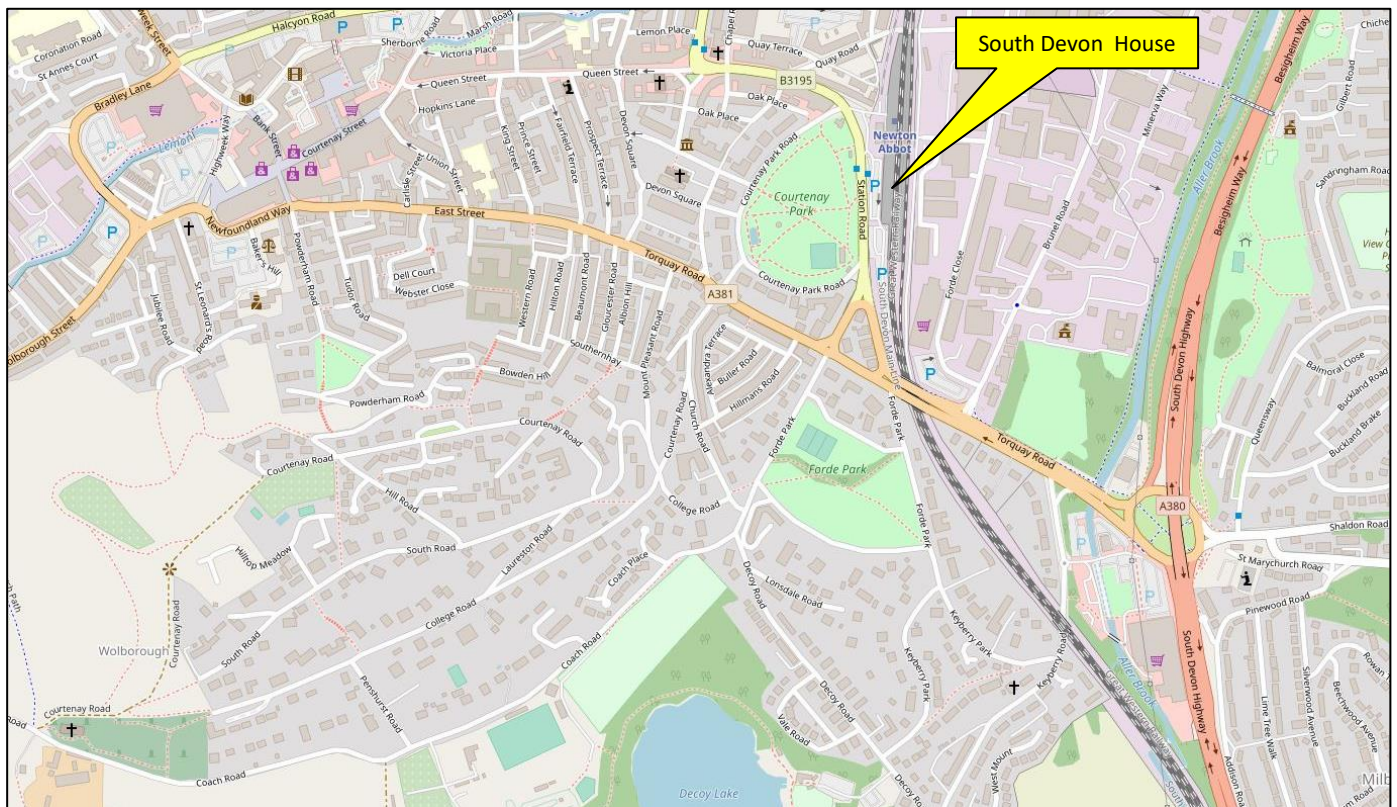
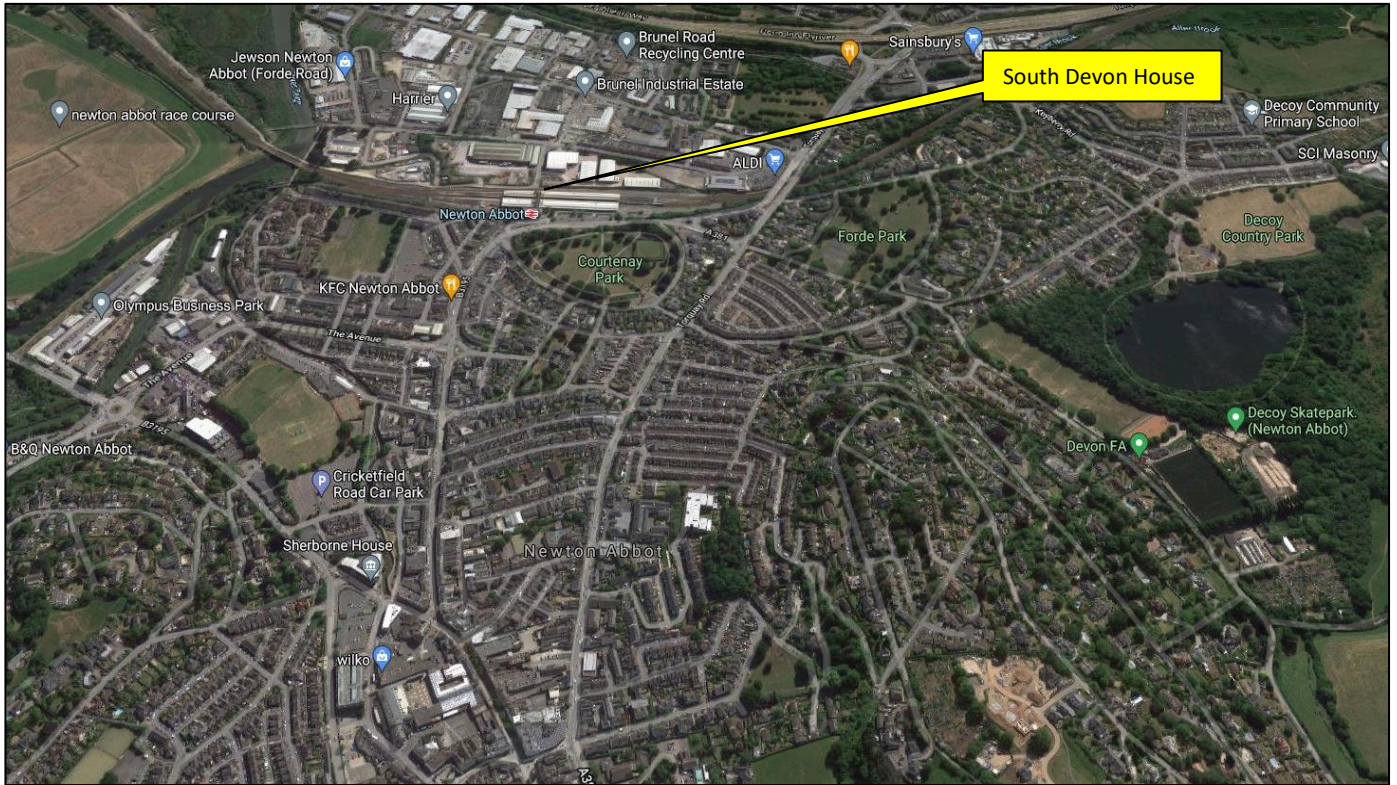
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.