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.

Noon Roberts 4 Northleigh House Thorverton Road, Matford Exeter, Devon. EX2 8HF Contact us M. 07831 273148 E. tn@noonroberts.co.uk W. noonroberts.co.uk

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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 125,000 extending to some 320,000 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 above the mainline Railway station, fronting Station Road and directly opposite the lovely Courtenay Park. The main retail area of Newton Abbot is within an easy walk as is a Sainsburys and Aldi supermarket. The offices occupy part of the first floor with good natural light. The partitions could be removed or reconfigured if required. The offices would suit a variety of potential users subject to the usual consents.

ACCOMMODATION

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

Approached from the main ticket hall with a wide staircase leading to an entrance door and inner lobby with further door to

Office 1

3.99m x 2.87m (13'1" x 9'5") max Large window to front. Strip lighting and power as fitted.

Radiator. Carpeted.

Office 2

4.46m x 3.10m (14'8" x 10'2") max

Large window to front. Radiator. Strip lighting and power as fitted. Carpeted.



Office 3 7.60m x 4.45m (24'11" x 14'7") max Substantial room ideally suited as a raining / meeting or call centre use. 2 large windows to front making this light and airy. Strip lighting and power as fitted. 2 radiators. Carpeted.



4.46m x 3.25m (14'8" x 10'8") max Office 4 Large window to front. Strip lighting and power as fitted. Storage cupboard. Radiator. Carpeted.

Office 5 5.69m x 3.63m (18'8" x 11'11") max Strip lighting and power as fitted. Radiator. Carpeted. Window to rear.

Office 6 5.71m x 2.72m (18'9" x 8'11") max Strip lighting and power as fitted. Radiator. Window to rear. Carpeted.

Office 7 3.09m x 2.99m (10'2" x 9'9") max Window. Strip lighting and power as fitted. Radiator. Carpeted.

Ladies Toilet 2 WC cubicles and pedestal wash hand basin. Radiator. Window.

Gents Toilet WC cubicle and pedestal wash hand basin. Window. Radiator.

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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)



 Tel.
 01392 691007

 Mob.
 07831 273148

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Energy performance certificate (EPC)	
NTA002701 WEST SUITE 1ST FLOOR SOUTH DEVON HOUSE NEWTON ABBOT STATION STATION ROAD NEWTON ABBOT TQ12 28T	ting Valid untit: 25 July 2031 Certificate number: 4373-3403-4302-2261-3703
Property type	B1 Offices and Workshop businesses
Total floor area	234 square metres
Rules on letting this property	
Properties can be let if they have an energy ratir	ig from A+ to E.
If a property has an energy rating of F or G, the I unless an exemption has been registered. From 1 April 2023, landlords will not be allowed I lease if that property has an energy rating of F o	andlord cannot grant a tenancy to new or existing tenants, to continue letting a non-domestic property on an existing r G.
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8

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.

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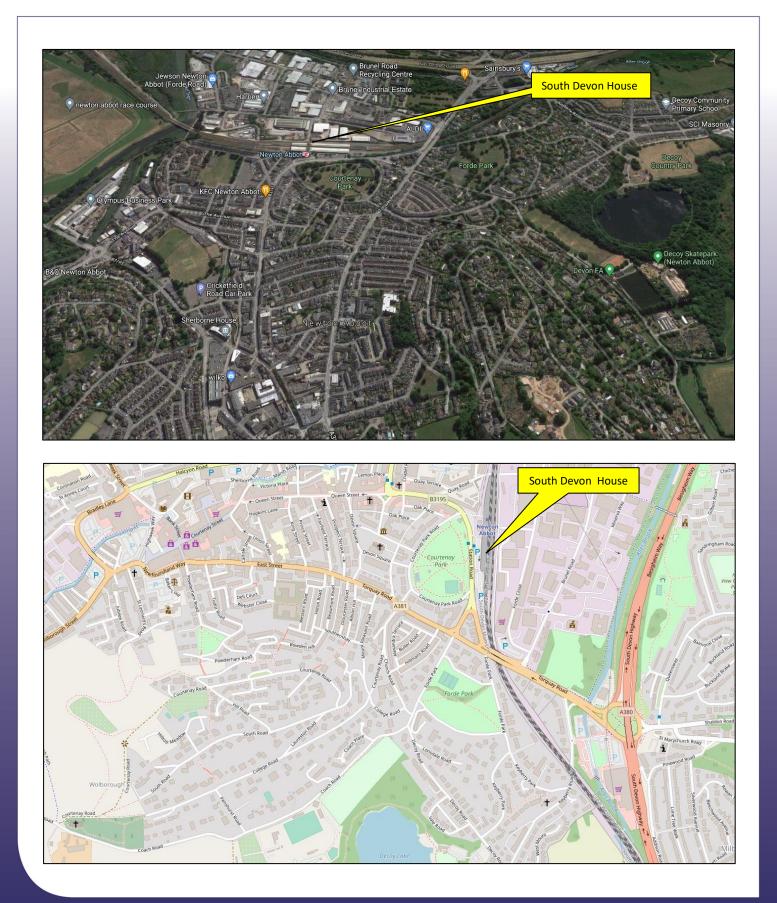
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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