

TO LET

HIGH QUALITY SELF-CONTAINED OFFICE SUITE WITH AMPLE PARKING IN A SEMI RURAL LOCATION JUST OUTSIDE EXETER CLOSE TO THE A30

Approximately 130 sq.m (1,400 sq.ft) with ample parking

**THE MILKING PARLOUR, CLAPPERENTALE, ESCOT PARK
OTTERY ST MARY, NEAR EXETER, EX11 1LU**



An opportunity to take a new lease of this stunning recently converted agricultural barn on the Escot Estate, close to the A30 dual carriageway and Ottery St Mary, and just 9 miles from Exeter and the M5 Motorway. The accommodation is on ground floor with 2 feature mezzanine areas into the vaulted ceiling.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are located just off the A30 dual carriageway at the Fairmile junction, with ease of access to Ottery St Mary and Exeter and the M5 Motorway. This forms one of a small development of Barns recently converted into high quality Office Suites by the Escot Estate, this one being the largest and benefitting from allocated car parking spaces in a shared car park with ample additional parking available in the shared visitor spaces. The suite has been converted to a high standard including individual Air Source Heat Pumps providing under floor heating and hot water, LED lighting, power and data in skirting trunking with Fibre broadband, 2 toilets including an accessible toilet and a kitchen area. This suite also benefits from a stunning vaulted ceiling with 2 feature mezzanine areas at each end offering fantastic space for Meeting rooms or break out space.

The site is approximately 1.5 miles from the A30 and 9 miles from Exeter which is the University City and County Town of Devon and has firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 120,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. Exeter has 2 mainline railway stations plus a local station at Feniton, with Exeter airport nearby. Road access is easy with the M5 (junction 29) offering easy access to the A30 and M5 which then links with A38/A380 and A30/A303 dual carriageways to Plymouth, Torbay, Cornwall and London respectively.

ACCOMMODATION

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

At the other end of the ground floor is an area currently used as a meeting room

Ground Floor

Approached from the landscaped car park area to an

Office No 1

19.22m x 4.56m (63'0" x 14'11") max

Stunning full height former barn with feature vaulted ceiling and exposed roof trusses and a lovely wood strip floor. Large windows to one elevation making this a very light and airy space. Under floor heating from an air source heat pump. Ample power and data points.



At each end of the Barn is a feature Mezzanine area



At one end of the ground floor area are the following:-

Toilet

WC suite and pedestal wash hand basin. Tiled floor. Window.

Toilet

Accessible toilet with WC suite and wash hand basin. Window. Tiled floor.



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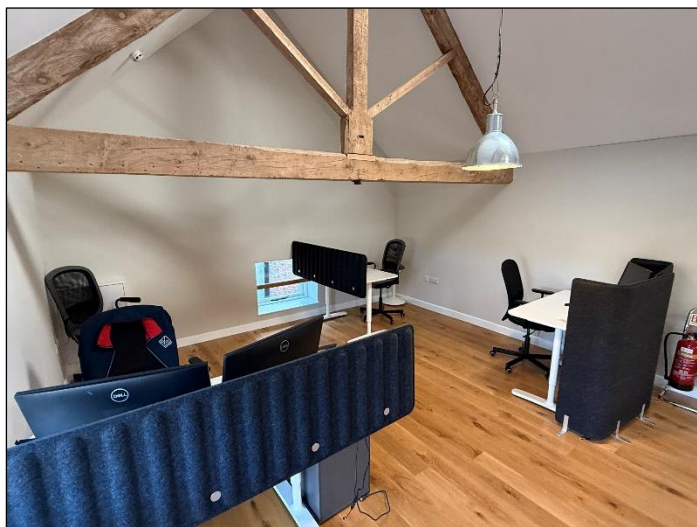
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Mezzanine Area No 1 **4.59m x 4.42m (15'0" x 14'6") max**
Window to one side. Balustrade looking over the main office. Wood strip floor. Power and data as fitted.

Mezzanine Area No 2 **4.81m x 4.52m (15'9" x 14'10") max**
Windows to side and rear. Wood strip floor. Balustrade over looking the main office. Power and data points as fitted.



EXTERNALLY

The office has 3 allocated car parking spaces, with the potential to double park a further 3 cars, plus there is a large shared visitors car park with ample over flow parking.

LEASE

A new 6 year lease is available with a rent review at the end of the third year. A mid-term tenant only break clause can also be included if required. The Landlords will be responsible for the external repair and decoration, with the tenants responsible for the internal repair and decoration. The lease will be contracted outside of the landlord and tenant act.

RENT

A rent of £13,950 per annum is sought for this stunning converted Office suite with ample car parking in a rural location but just a short drive from the A30 dual carriageway.

The rents will be payable quarterly in advance and are plus VAT. A small estate charge will be payable for the upkeep of the common parts and any shared services on the site, full details on request.

RATES

Rateable Value: - £8,400 (2023 Valuation)

We are advised that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount please contact the Business Rates department at East Devon District Council on 01395 516551.

ENERGY PERFORMANCE CERTIFICATE

EPC have been requested, the rating is show below, a full version can be downloaded from the web site. The rating is: A 19

SERVICES

Mains water, electricity and private drainage are available.

LEGAL COSTS

The tenants will be required to contribute £395 plus VAT towards the landlord's legal costs, including abortive fees, for a new lease.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0847)



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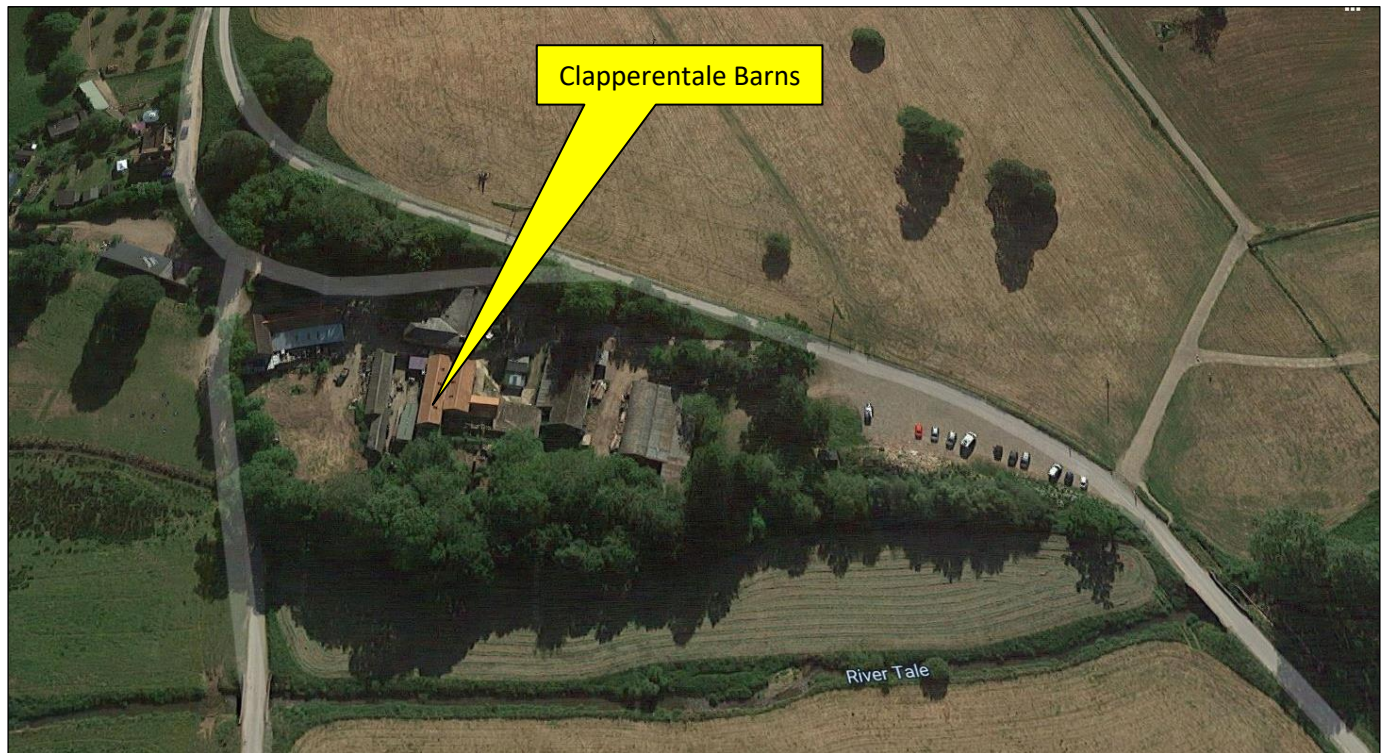
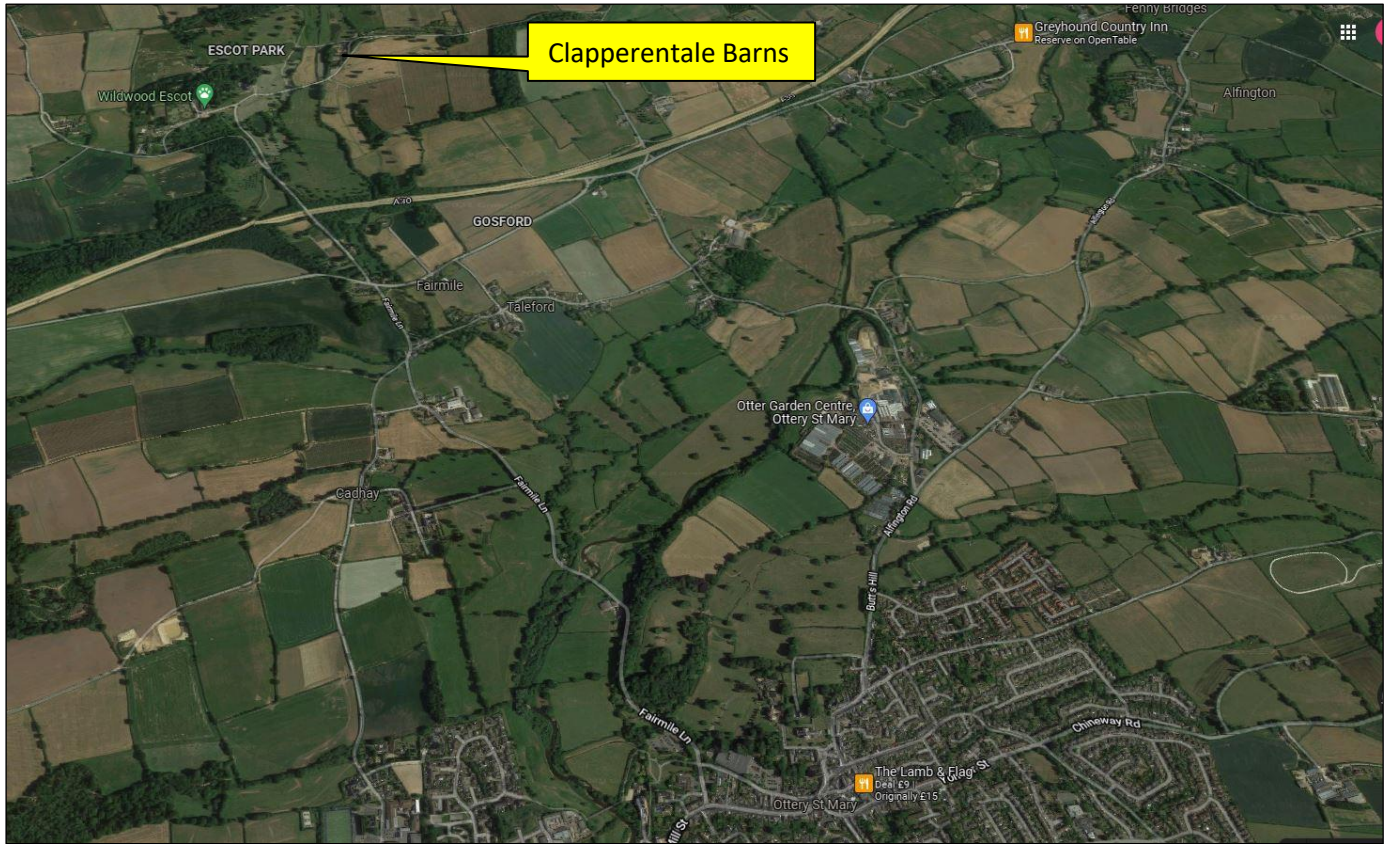
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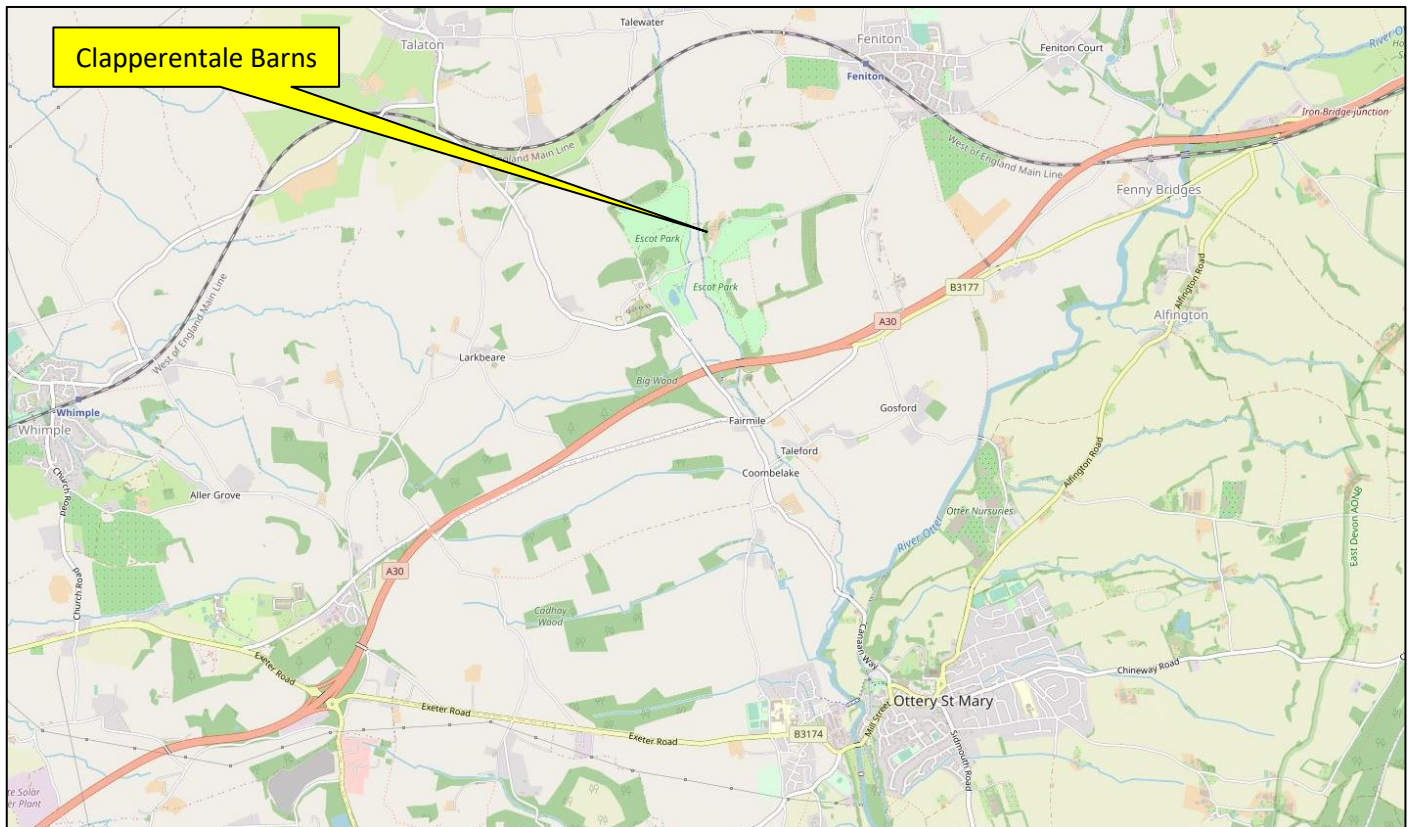
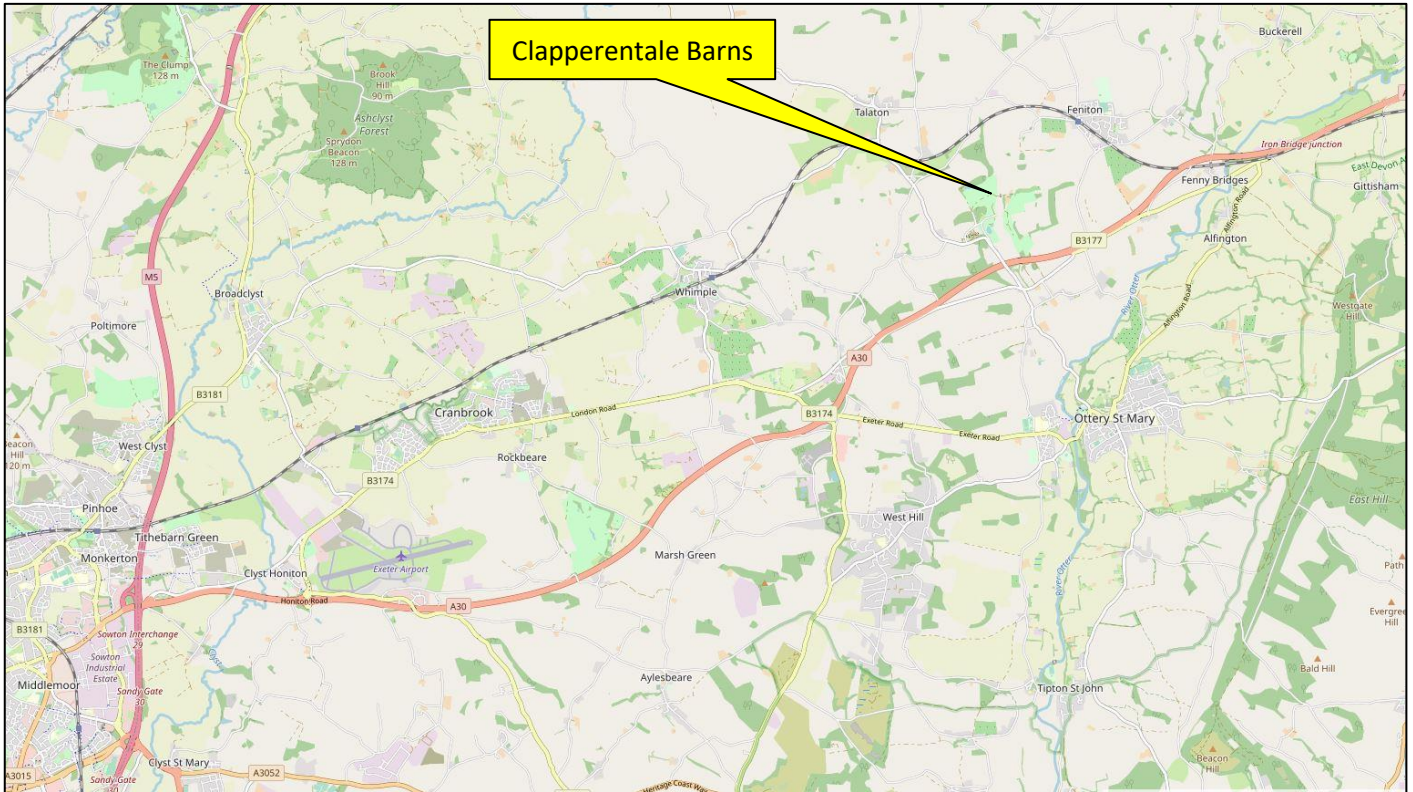
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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