

TO LET

TOWN CENTRE OFFICES IN A PROMINENT REFURBISHED PERIOD BUILDING WITH PARKING

Individual Offices of 14.3 & 16.2 sq.m (154 & 175 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 ground and first floors of the building, with parking at the rear on a first come first served basis. The adjacent street offers free parking and additional parking can be found to rent close by.

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 doors to

Office 104 (Ground Floor) 4.19m x 3.87m (13'9" x 12'8") max

Located on the Ground floor. Double French windows to private terrace area to the front. Shelving as fitted with storage cupboards below. Radiator. Vinyl flooring. New LED lighting and vertical blinds to be fitted prior to occupation. Power as fitted.

Shared Kitchen

Range of units with stainless steel sink unit and single drainer. Fridge and microwave. Seating area. Power and light as fitted. Radiator.

Toilet

WC suite and wash hand basin. Window.

Stairs from the ground floor reception area lead up to the First Floor landing and doors to

Office 205 (First Floor) 4.04m x 3.55m (13'3" x 11'8") max

Pleasant room with window overlooking the front garden area and on to Courtenay Park. Shortly due to be refurbished including redecoration, recarpeted and new LED lighting. Power on 2 walls in dado trunking. Radiator.



(Library Photos from a previous letting)



EXTERNALLY

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

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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.

RENT

The offices are available individually as below: -

Ground Floor

Office No 104 - £ 75 per week (£3,900 per annum)

First Floor

Office No 205 - £52 per week (£2,700 per annum)

A service charge of £50 per office per month 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, waste collection and fire and intruder alarm monitoring plus the Buildings insurance 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 and broadband supplier. The leases are excluded from the security of tenure provisions of the Landlord and Tenant Act.

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 118

LEGAL COSTS

Each party to be responsible for their own legal costs.



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)

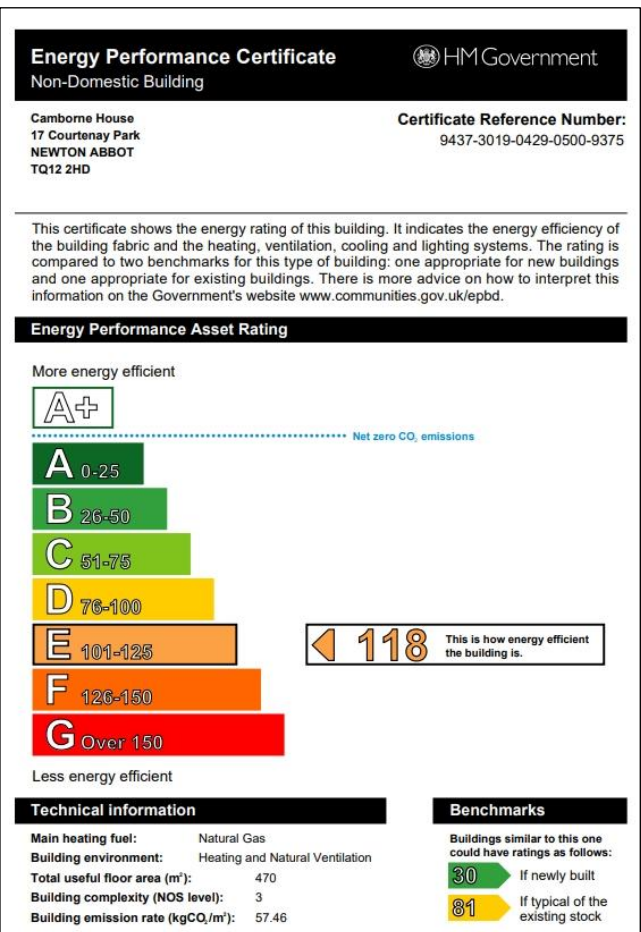


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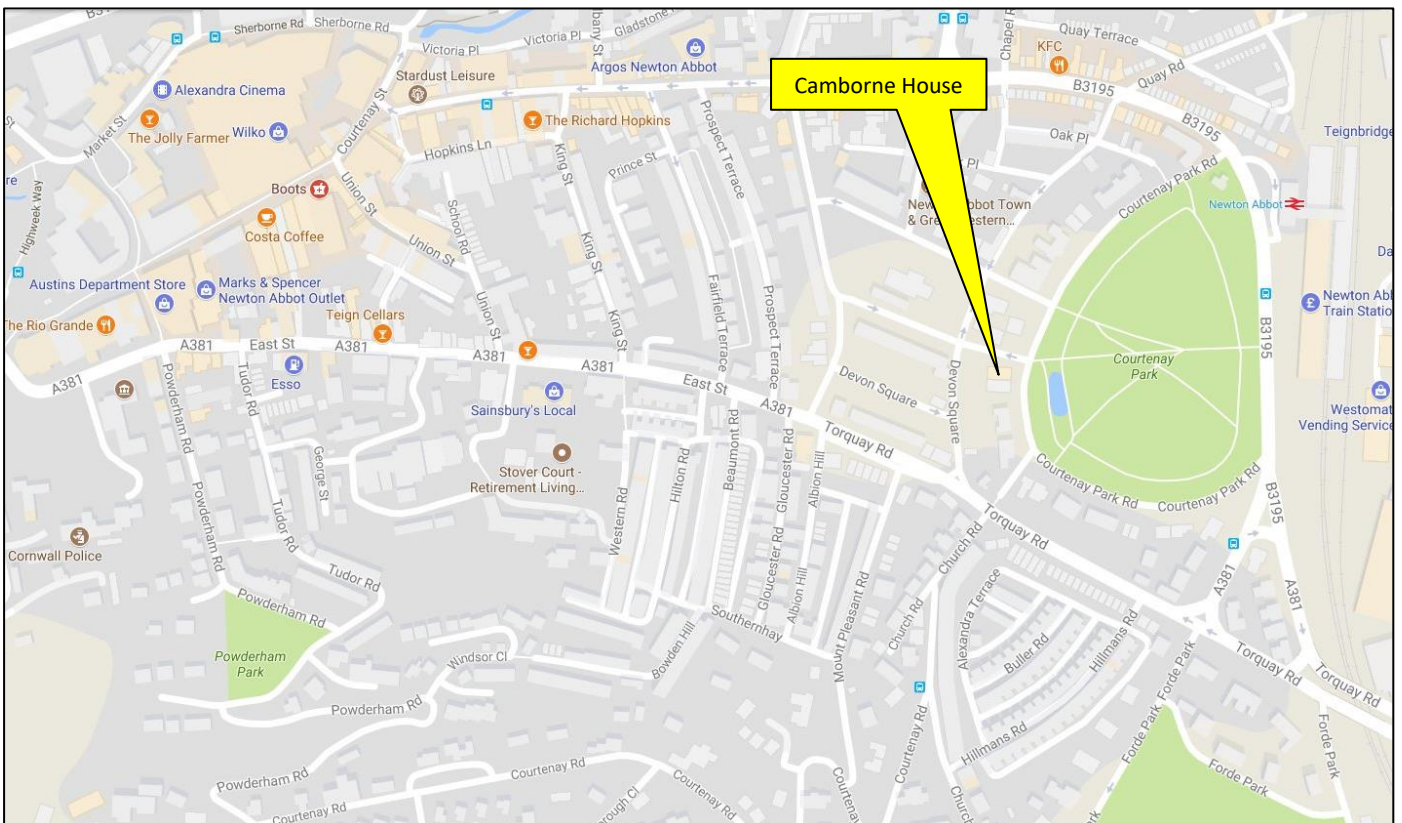
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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