

TO LET

TWO ROOM FIRST FLOOR OFFICE SUITE IN A CONVENIENT TOWN CENTRE LOCATION IN NEWTON ABBOT

Office Suites from Approx. 34 sq.m (347 sq.ft)

**FIRST FLOOR OFFICE, BRIDGE HOUSE, COURTENAY STREET,
NEWTON ABBOT, DEVON, TQ12 2QS**



A new flexible lease is available of this first floor office suite within this purpose built office building, in a prominent location in the centre of Newton Abbot, adjoining the prime retail area of Courtenay Street and Queen Street and several large public car parks. These light and airy offices available on a flexible lease, offer a cost-effective way of establishing an office base in the town centre.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

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 centrally located adjoining a number of public car parks and offers easy and convenient access to the retail and office areas of the town. The premises are located on the first floor of this prominent Office building with stairs and lift access, and comprise either a single or 3 room suite as follows: -

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows. Access from Courtenay Street via a key pad or entry phone system. Stairs or lift to the First and second floors with doors to.....

SUITE NO 3

Inner entrance lobby with doors to

Office No 1

4.65m x 2.33m (15'3" x 7'8") max

Large window. Electric heating. Trunking with power and data as fitted. LED Lighting. Door to.....



Office No 2

**7.24m x 2.30m plus 3.51m x 2.47m max
23'4" x 7'6" plus 11'6" x 8'1") max**

Large window to one wall. Electric heating. Trunking with data and power as fitted. LED lighting.

Shared Kitchen

Windows to one elevation. Stainless steel sink with single drainer and cupboards under. Electric heater. Space for fridge under. Tiled splashback.

Shared Toilets

The floor benefits from shared use of separate ladies and gents toilets with low level WC cubicles and wash hand basins.

LEASE

The suites are available by way of a new flexible lease for a term of 3 years with, if required, a mutual option to break the lease after the initial 3 month period by providing a rolling 1 months prior written notice. A longer lease is available by negotiation. A one month rent deposit will be required by the landlords which will be held for the duration of the tenancy.

RENTS

A rent of £4,100 per annum is sought for this 2 room suite. The rent quoted is inclusive of the heating, lighting and cleaning of the common parts and the Buildings Insurance. The tenants will be 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 with the electricity separately metered. We understand that VAT is payable on the rent and any service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATES

Rateable Value Suite 3 - £3,350 (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)

EPC

An energy performance certificate has been obtained for the premises, a copy is available to download from the web site. The rating for the property is: - C

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0465)



Tel. 01392 691007

Mob. 07831 273148

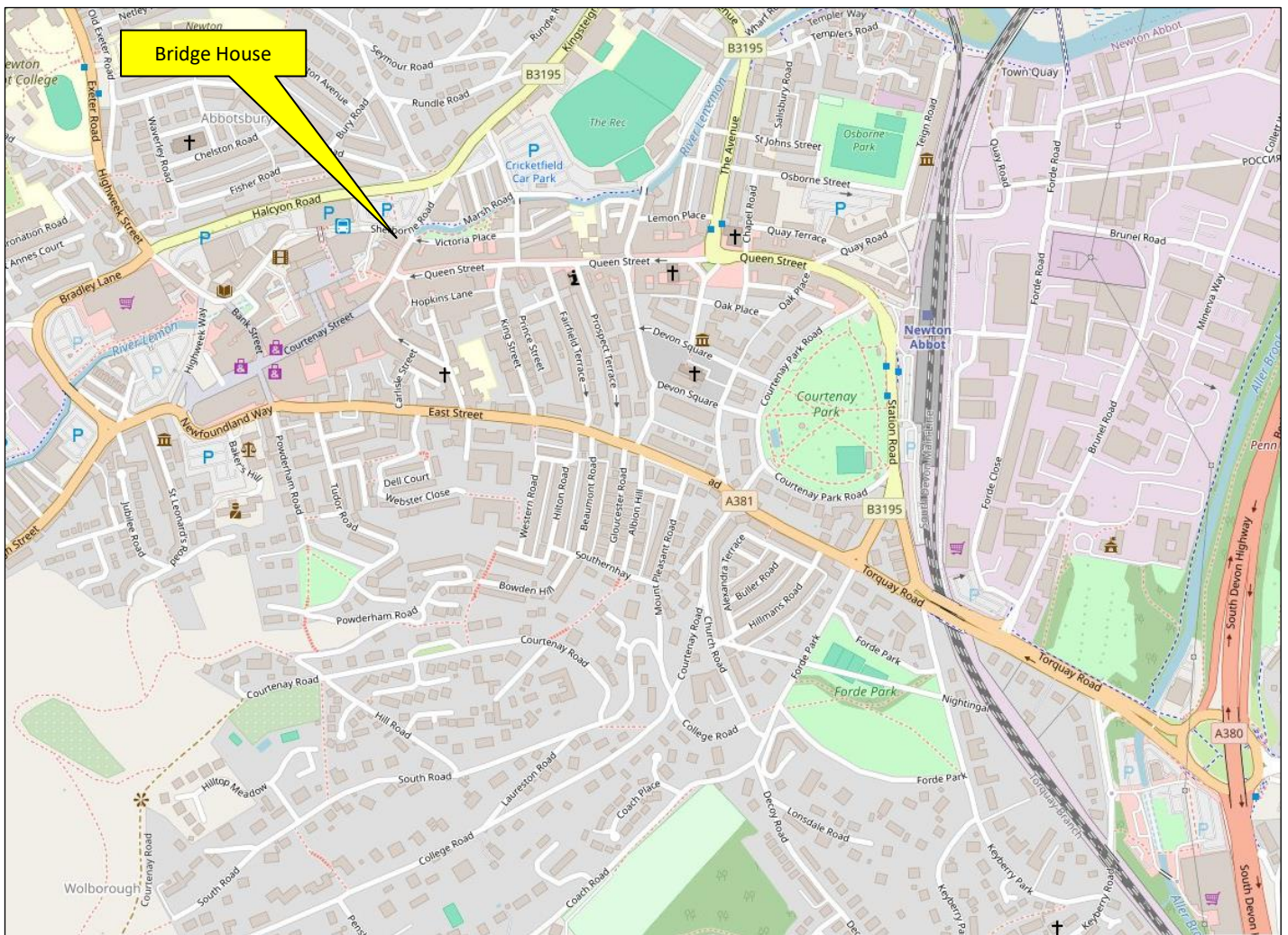
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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