

INDUSTRIAL  
OFFICE  
RETAIL

**TO LET**

Stunning Grade II Listed Office Building in central location  
with gardens and a spacious Car Park for up to 7 Cars

**Noon  
Roberts** |   
PROPERTY CONSULTANTS



Ceramic House  
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**£24,750 per annum** – Grade II Listed town centre Office building with spacious Car Park  
Substantial Office building of 137 sq.m (1,474 sq.ft) with attractive gardens and parking for 7 Cars

**No 45 Devon Square, Newton Abbot, Devon, TQ12 2HH**

## 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 12.5 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 coast at Teignmouth, Torquay plus the Dartmoor National Park. Newton Abbots main line railway station is just a short walk through Courtenay Park

Devon Square and St Pauls Road are the principle office areas in Newton Abbot with a number of professional occupiers including solicitors, accountants and architects. However, as always with town centre locations car parking is an issue, so the private car park to the front of these premises with space for 7 cars, more if double parked, is a substantial benefit. These most attractive detached Grade II Listed premises have been used by a number of professional office users in recent years, offering spacious and well presented accommodation on ground and first floors with a range of offices, storage areas and a well-proportioned meeting / board room. The premises offer flexible space and would suit a wide variety of potential occupiers.

## ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions and net floor areas are as follows: -

### GROUND FLOOR 70.4 sq.m (759 sq.ft) max

Approached from Devon Square via an impressive stone pillared entrance to the private Car Park with entrance door to .....

### Entrance Hallway 2.09m x 1.86m (6'10" x 6'1") max

Wide period door into an entrance lobby with door to hallway and ....

### Reception / Office No.1 4.80m x 3.86m (15'9" x 12'8") max

A lovely room with large windows to the front and side with period shutters. Decorative cornice with picture rail. Radiators. Power and data as fitted. Spot lighting and strip lighting as fitted. Light and airy room.

### Meeting Room / Office No.2 4.53m x 3.55m (14'10" x 11'8") max

Large window to front with shutters. Carpeted. Radiator. Display shelving and storage cupboards to one wall. Strip lighting and spot lighting. Power and data as fitted.

### Office No.3 3.95m x 2.57m (12'11" x 8'5") max

Double French doors to garden. Radiator. Spot lighting. Power and data as fitted.

### Kitchen / Break Out Room 5.74m x 3.06m (12'10" x 9'3") max

Range of wall and base units with Worktop and inset stainless steel sink unit with single drainer and space for fridge under. Tiled splashback. Radiator. Breakfast bar with seating plus further seating area to the rear. Vinyl flooring.



**File Store No** 5.74m x 3.06m (18'10" x 10'0") max  
Irregular shaped room. Useful storage area with shelving to three walls. Ideal wall mounted gas fired central heating boiler with factory lagged hot water cylinder with electric immersion heater. Door to side yard and door to ...

**Toilet**  
WC suite. Window.

**FIRST FLOOR** 66.3sq.m (715 sq.ft) max  
The main staircase leads to a half landing and then turns up to the ....

**Office No.4** 7.52m x 3.90m (24'8" x 12'9") max  
Spacious room overlooking the gardens and courtyard with 3 large dual aspect windows. This spacious open plan room was formerly 2 rooms, and retains 2 entrance doors, and could easily be returned to 2 individual rooms if required. Carpeted. Radiators. Strip lighting. Power and data as fitted.

**Office No.5** 5.94m x 4.57m (19'6" x 14'11") max  
L shaped room with large window to the front overlooking the courtyard. Carpeted. Radiator. Power and light as fitted. Door to

**Bathroom**  
Former bathroom with wash basin and toilet. Window. Radiator.

**Landing**  
Beautiful stained-glass window. Doors to ...#

**Toilet**  
Low level WC suite and wash hand basin. Light and extractor.

**Kitchen** 2.08m x 1.77m (6'10" x 5'10") max  
Well fitted with a range of wall and base units with inset stainless-steel sink and single drainer into worktop. Space for fridge under. Plus space for dishwasher. Tiled splashback. Extractor. Power and light as fitted. Laminate floor. Power points as fitted.

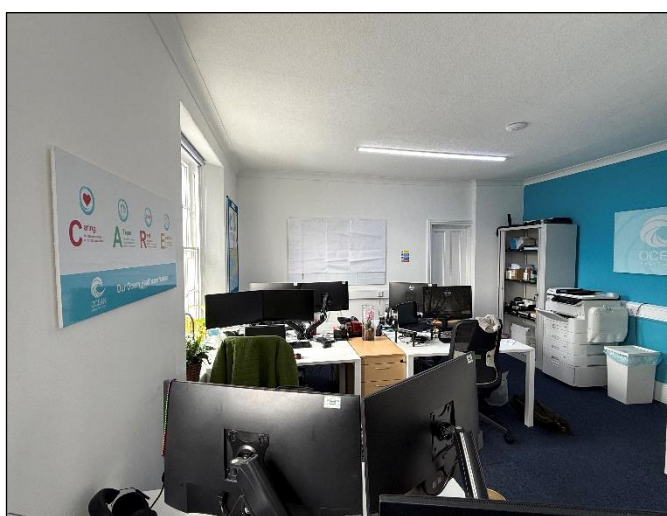
**Office No.6** 3.39m x 3.21m (11'2" x 10'6") max  
2 windows. Carpeted. Shelving as fitted. Radiator. Strip lighting. Power and data as fitted. Irregular shaped room.

#### EXTERNALLY

To the front of the property is spacious courtyard with parking for at least 7 cars, more if double parked. Leading off this is a walled lawned garden area suitable for outside seating etc, with additional access from the French doors in Office 3.

#### TENURE

The premises are available by way of a new 6 year lease with an upwards only rent review at the end of the third year. A tenant only break clause could be included if required at the end of the third year providing 6 months prior written notice. The Landlords will be responsible for the external repair and decoration, with the tenants responsible for the internal repairs and decoration plus the gardens. The lease will be contracted outside of the Landlord and Tenant Act.



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#### RENT

£24,750 per annum for this special detached building in a central location, with ample private car parking and gardens.

#### COMMERCIAL EPC

A commercial EPC has been obtained, a full version is available to downloaded from the web site. The rating is: E 102

#### VAT

We understand that VAT is not payable on the rent on this occasion.

#### RATES

We have obtained the following figures via the VOA Web Site: -

Rateable Value      £16,500      (2023 Valuation List)  
For more information on the Rateable Value or likely Business rates payable, please contact the Business rates Department at Teignbridge District Council (01626 361101)

#### SERVICES

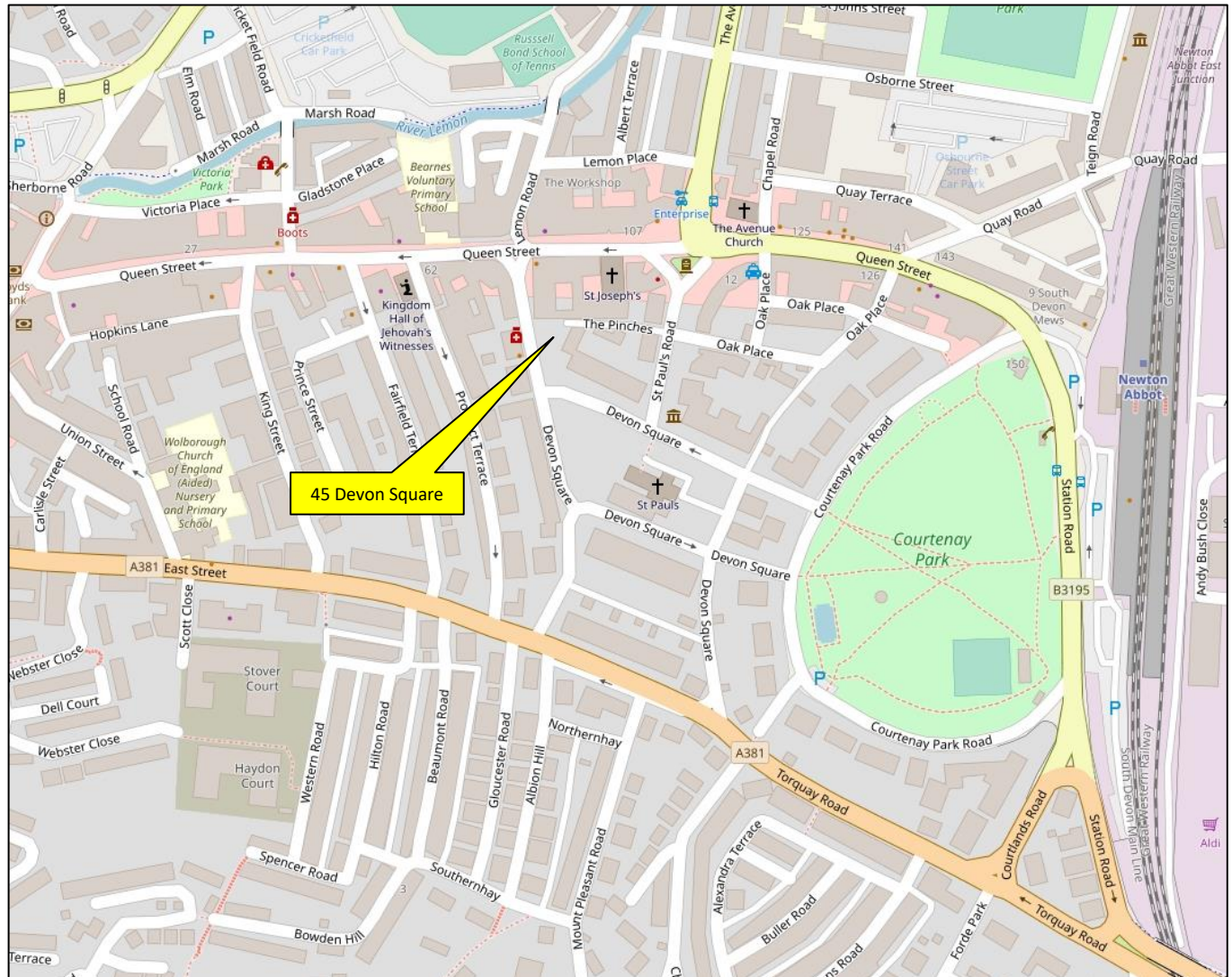
We understand mains water, drainage, gas and electricity are available to the premises. The central heating is a gas fired system.

#### LEGAL COSTS

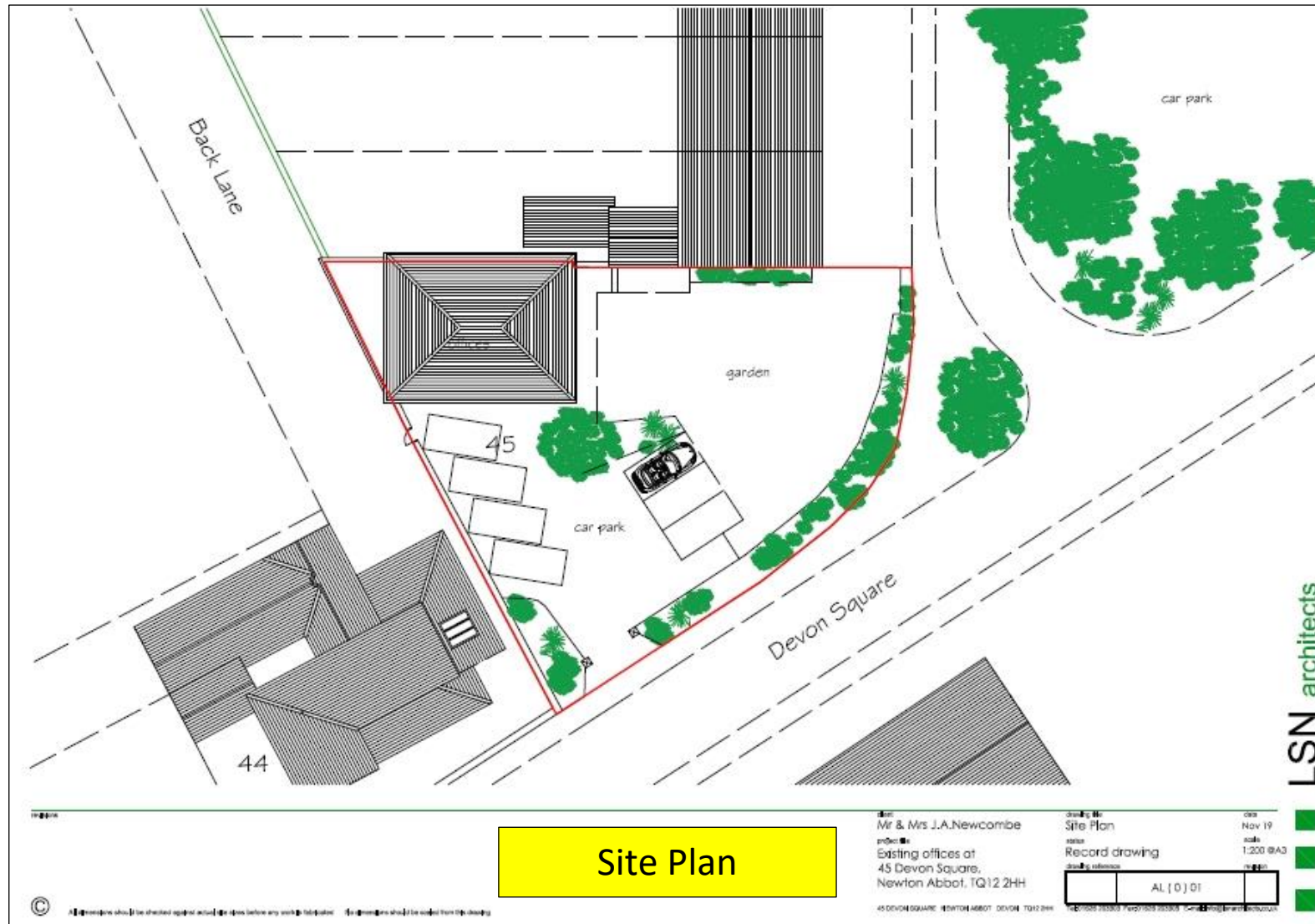
The tenants will be required to contribute £450 plus VAT towards the landlords legal costs, including abortive costs.

#### VIEWING

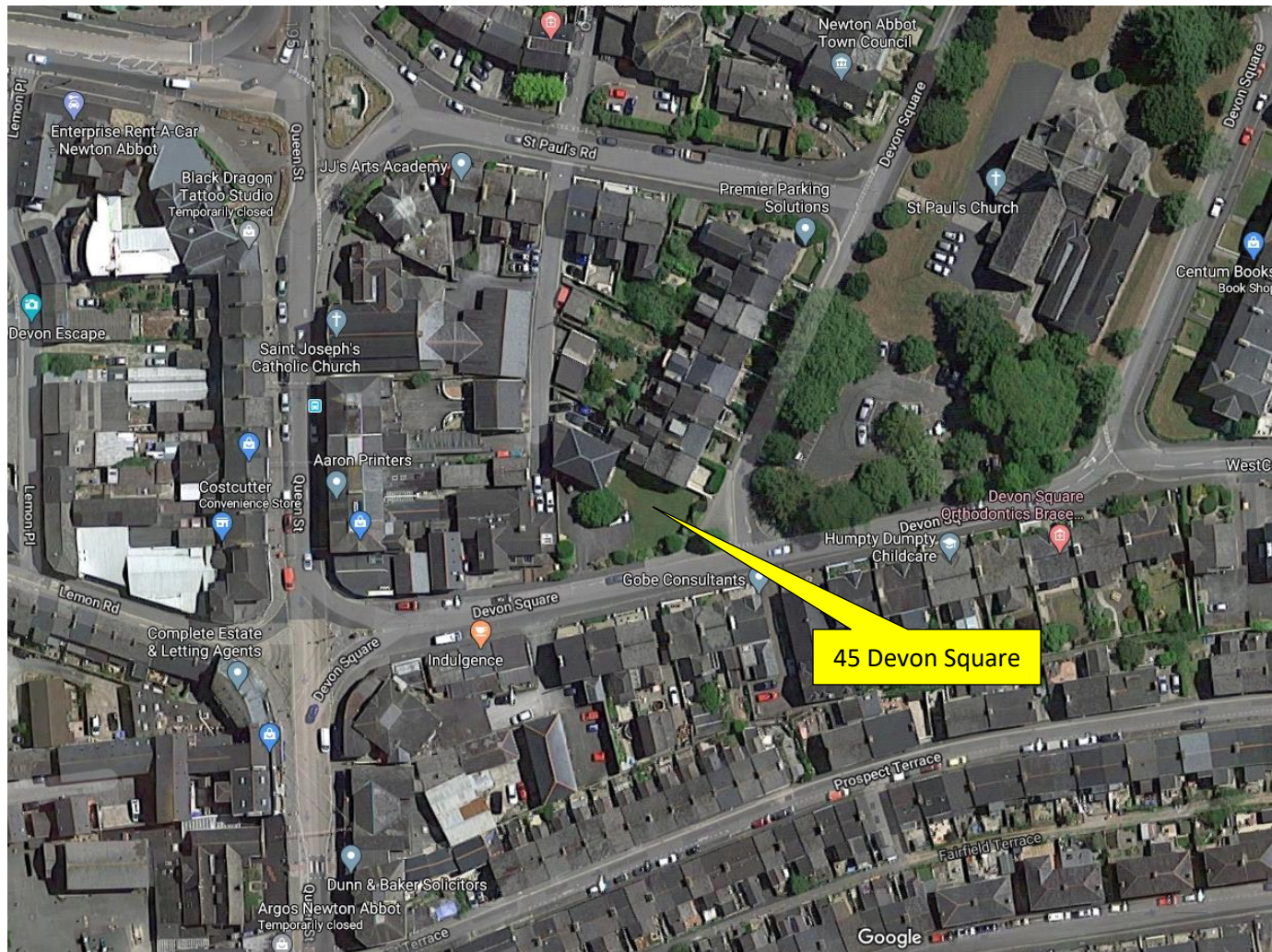
Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148)      Ref (0586)



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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.