

TO LET

SELECTION OF OFFICES WITH AMPLE PARKING CONVENIENTLY LOCATED CLOSE TO A38

Suites from Approx. 23 sq.m – 191 sq.m (247 sq.ft – 2,058 sq.ft) with car parking

**FIRST FLOOR OFFICES, DEAN COURT FARM, LOWER DEAN,
BUCKFASTLEIGH, DEVON, TQ11 0LT**



This well located office/ Studio space occupies the first floor above the retail area within this conveniently situated building adjacent to the A38 dual carriageway, approximately equi-distance between Exeter and Plymouth, offering easy access to all main road networks in Devon. The space would suit offices, Studios, Light High Tech manufacture or product assembly, subject to the usual consents. Ample car parking is available for the premises.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

Buckfastleigh is a popular location due to its close proximity to the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 22 miles distant, Exeter 24 miles, Newton Abbot 12 miles and Torquay 20 miles distant. Buckfastleigh has a good range of local amenities with the market town of Newton Abbot offering a wider range including retail, education and leisure facilities. The premises currently has a Farm Shop and café below, with a number of varied businesses in the offices above. The estate has ample parking and offers a tenant cost effective and convenient business premises.

ACCOMMODATION

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

Approached from the rear courtyard area with stairs to first floor landing and doors to

Office No 1 **12.04m x 4.12m (39'6" x 13'6") max**

Large room with window to the side and translucent roof panels. Strip lighting and power as fitted. Carpeted. Aircon / Heating unit.

Office No 2 **5.31m x 4.31m (17'5" x 14'2") max**

Window to side plus translucent roof panels. Strip lighting and power points as fitted. Carpets as fitted. Aircon / Heating unit.

Office No 3 **5.31m x 4.36m (17'5" x 14'4") max**

Window to side plus translucent roof panels. Strip lighting and power points as fitted. Carpets as fitted. Aircon / Heating unit.

Office No 4 **5.34m x 5.31m (17'6" x 17'6") max**

Window to side plus translucent roof panels. Strip lighting and power points as fitted. Carpets as fitted. Aircon / Heating unit.



Office No 5 **5.48m x 5.32m (17'11" x 17'2") max**

Translucent roof panels. Strip lighting and power points as fitted. Carpets as fitted. No windows. Aircon / Heating unit.

Office No 6 **7.40m x 5.22m (24'3" x 17'2") max**

Translucent roof panels. Strip lighting and power points as fitted. Carpets as fitted. No windows. Aircon / Heating unit.

Kitchen Area **5.50m x 2.73m (18'0" x 8'11") max**

Stainless steel sink with single drainer and cupboards below. Space for fridge. Part tiled walls. Strip lighting and power as fitted.

Gents Toilet - Low level W/C suite with wash hand basin.

Ladies Toilet - Low level W/C suite with wash hand basin.

EXTERNALLY

The property benefits from ample car parking spaces.

LEASE

The suites are available on a new 3 year lease, contracted outside of the landlord and tenant act. The rent is subject to annual reviews and there is a mutual rolling break allowing either party to give 1 calendar months' notice after the initial 3 month period. Prospective tenants will be required to provide a rent deposit equivalent to 1 months' rent on completion of the licence.

Tenants will be responsible for business rates, telephone and electricity which is separately metered. Water charges, Buildings Insurance, maintenance and landscaping costs are included within the rent. This makes it easy to budget with a fixed monthly cost.

RENT

The rents for each of the offices are as follows and are plus VAT:-

Office No 1	49.9 sq.m	(533 sq.ft)	LET
Office No 2	22.8 sq.m	(245 sq.ft)	LET
Office No 3	23.1 sq.m	(249 sq.ft)	LET
Office No 4	28.4 sq.m	(305 sq.ft)	£345 pcm
Office No 5	28.6 sq.m	(307 sq.m)	LET
Office No 6	38.6 sq.m	(415 sq.ft)	LET

RATES

Up to a 100% reduction is available for most of these offices under the Small Business Rates Relief scheme. Please contact South Hams District Council for more information (01803 861234)

SERVICES

Mains electricity is available with a private water supply from a Bore Hole and a private drainage system.

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ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and a summary is attached below.
A full version is available to download from the web site.

LEGAL COSTS

Each party to bear their own legal costs in this instance.

VIEWING

Strictly by prior appointment only with the sole agent, for the
attention of Tony Noon (07831 273148) Ref (0214)



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Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web: www.noonroberts.co.uk

