

TO LET

CHARACTERFUL OFFICE / STUDIO PREMISES WITH STORAGE AREA AND 4 CAR PARKING

Approximately 74 sq.m (797 sq.ft) with allocated Car Parking

**UNIT 29 DART MILLS, OLD TOTNES ROAD
BUCKFASTLEIGH, DEVON, TQ11 0NF**



Unit 29 Dart Mills is a lovely first floor Office / Studio premises with ground floor Storage area that would suit a variety of potential users including a small Contractor / Sales office / Mail Order user with their office on the upper level and storage of materials or products below. The premises are conveniently located adjacent to the A38 dual carriageway, approximately equi-distance between Exeter and Plymouth offering easy access to all main road networks in Devon.

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. Dart Mills has benefited over recent years from a rolling programme of refurbishment and improvement to both the buildings and their environment. The estate has ample parking and offers a tenant cost effective and convenient business premises. The estate has a wide range of industrial, warehouse and specialist trade occupiers.

Unit 29 is located overlooking the River Dart and is arranged on ground and first floors. The premises are characterful with some a feature vaulted ceiling and large glazed panel overlooking the dart. The premises would suit a variety of users including Architects, Graphic Designers or possibly a small Hi-Tech Manufacturer or Mail Order company who can use this stunning first floor office and the ground floor storage area, subject to the usual consents.

ACCOMMODATION

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

FIRST FLOOR

Pedestrian door into the ground floor Office / Store, or a secondary staircase leading up to a landing and lobby area with entrance door to office suite

Office **7.38m x 4.79m (24'2" x 15'9") max**
Stunning office with vaulted ceiling and full height windows to the front elevation overlooking the river Dart. Roof lights. Perimeter trunking with power points and data points. Lighting as fitted. 3 Wall mounted electric heaters. A very light and airy office.



GROUND FLOOR

Inner staircase from the first floor office or direct off the car park.

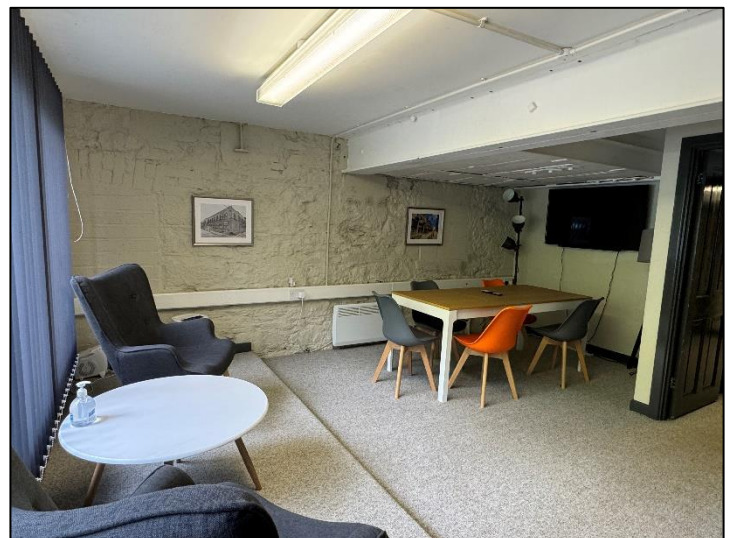
Toilet

Low level W/C suite with wash hand basin.

Kitchen Area **4.64m x 3.46m (15'3" x 11'4") max**
Stainless steel sink unit with single drainer and cupboards below. Secondary kitchen units with worktop. Space for fridge. Electric wall heater. Shelving for file storage.



Office / Studio **4.98m x 4.59m (16'4" x 15'1") max**
A light and airy space with large windows to the front elevation. Perimeter trunking with ample power points. Strip lighting. Carpeted. Useful break out space or could be used for storage etc. Electric wall heater. Under stairs cupboard.



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EXTERNALLY

The property benefits from up to 3 car parking spaces in the large car park to the rear of the site.

LEASE

A new 6 year lease is available contracted outside of the Landlord and Tenant Act. A rent review and tenant only break clause will exist at the end of the 3rd year.

The landlord will be responsible for external repairs and decorations with the tenant responsible for internal repair and decorations.



SERVICE CHARGE

A contribution is required towards the maintenance of the car park and any shared services, plus the building's insurance. Full details available on request.

RENT

A rent of £7,250 pax plus VAT (equivalent to £140 per week) is sought for a new lease on these well fitted premises.

SERVICES

Mains electricity, water and drainage are available.

LEGAL COSTS

A contribution of £350 plus VAT is required towards the Landlords legal and administrative costs, to include abortive costs, for the setting up of the new lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained; a summary is shown below. A full version is available from the web site. The rating is : D 95

RATES

Rateable Value: - £4,650 (2023 Valuation List)

Up to a 100% Business Rates reduction may be available under the Small Business Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates department (01626 361101)

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0057)

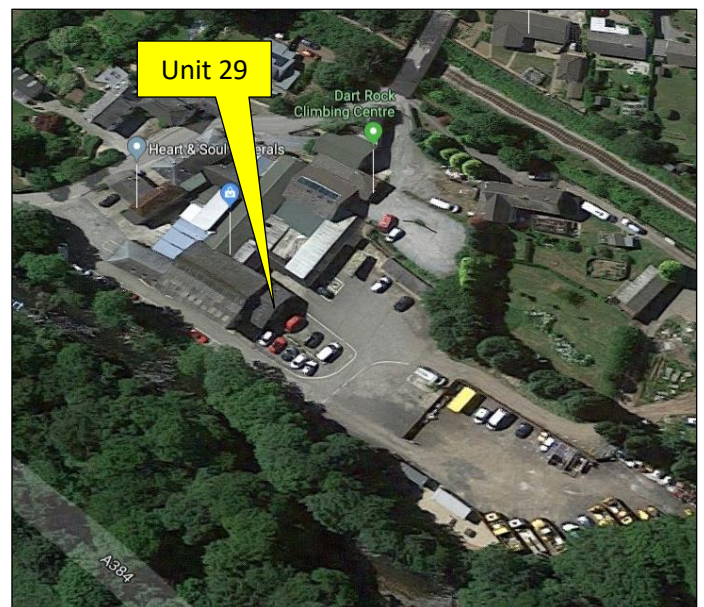


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Mob. 07831 273148

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Web. www.noonroberts.co.uk



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

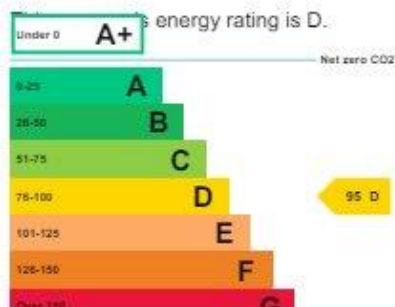
Unit 29 Darts Mill BUCKFASTLEIGH TQ11 0NF	Energy rating D	Valid until: 24 June 2029 Certificate number: 9796-3066-0718-0300-1391
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Property type	B1 Offices and Workshop businesses
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	32 B
If typical of the existing stock	94 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9796-3066-0718-0300-1391?print=true>

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