

INDUSTRIAL
OFFICE
DEVELOPMENT

Unique ground floor Office / Training suite with rear Terrace Area on this stunning landscaped site with amenities available to tenants including a Café/ Restaurant, Conference Centre, Hotel and outside seating areas



Ceramic House
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New lease available at a rent of £20,950 per annum
Ground Floor Office/ Training suite of approximately 159 sq.m (1,714 sq.ft) with ample Car Parking
Ground Floor, Higher Mill, Buckfast Abbey, Buckfastleigh, Devon, TQ11 0EE

SITUATION AND DESCRIPTION

Higher Mill is part of the beautiful Buckfast Abbey Estate, located on the edge of the Dartmoor National Park, yet just 3 miles from A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 22 miles distant, Exeter 23 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 Buckfast Abbey complex offers stunning landscaped grounds with plenty of quiet seating areas plus a spacious Café / Restaurant and lovely outside terrace, a conference centre with six seminar rooms, an exclusive boardroom plus a 120 seater conference hall, and finally a 33 bedroom Hotel with selection of self-catering cottages. This is a fabulous environment to base your business offering all of these facilities in the stunning grounds of Buckfast Abbey. This suite has most recently been used as a café / Restaurant, but is now being cleared ready for use as an Office or Training suite, offering a light and airy open plan feel with the unique access across the mill pond via the access bridge. To the rear is a terrace area, plus ample parking available.

ACCOMMODATION

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

Approached from the main car park area across the bridge over the Mill Pond, or via 2 sets of glazed doors from the rear courtyard area.

GROUND FLOOR

Main Office 12.68m x 11.01m plus 5.47m x 3.58m
(41'7" x 36'2" plus 17'11" x 11'9") max

Lovely open and airy space which is currently divided into 2 main areas with access points between the two. The suite has windows to 3 elevations plus two pairs of glazed French windows to the rear terrace area. This makes subdivision for meeting or interview rooms simpler as they will all have natural light. Power and lighting will be changed to suit an occupiers requirements, full details will be available on request. Leading off this area will be a

Kitchen

This will be newly fitted and will comprise a range of wall and base units under worktop with inset sink and single drainer with space for fridge and dishwasher under. Tiled splashbacks. Vinyl flooring. Radiator.

Shared Lobby

From the rear of the Office, a door leads to a shared lobby area with doors to

Accessible Toilet

Low level WC suite with wash hand basin.

Toilet

Low level WC suite with wash hand basin.

EXTERNALLY

Ample parking is available in the shared car park area to the front.

RENT AND LEASE

A rent of £20,950 per annum is sought for this light and airy space with its unique entrance and ample parking on a new 6 year lease with a rent review at the end of the third year, plus a tenant only break clause with 6 months prior written notice. The landlord will be responsible for the external repair and decoration with the tenant responsible for internal repair and decoration.

The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act. The tenants will be required to reimburse the landlords for the Buildings Insurance premium. A 3 months rent deposit will be held by the landlords for the duration of the term. VAT is payable on the rents or service charge.

SERVICE CHARGE

A service charge will be payable as a contribution towards the landscaping and shared services. This will be capped at £800 per annum for the first 3 years.

RATES

Rateable Value £10,750 (2023 valuation)

We understand that a reduction in the rates payable may be available under the small business rates relief scheme. To see if your business or the premises qualify for part of this relief, please contact Teignbridge District Council Business Rates Department (01626 361101).

SERVICE CHARGE

A service charge will be payable as a contribution towards the landscaping and shared services. This will be capped at £800 per annum for the first 3 years.

SERVICES

We understand that mains water, drainage and electricity are available to the suite. The heating is provided by a shared boiler with individual metering for the suite so the tenant is only responsible for the heat they use. Electricity is metered with check meters.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below, with the full version available to download from the web site. The rating is: B 46

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords legal costs, including abortive costs, for preparing the lease for each suite.

VIEWING

Strictly by prior appointment only with the Landlords sole agents,
FAO Tony Noon of Noon Roberts (07831 273148) Ref (0896)



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Energy performance certificate (EPC)

Leat Offices
Higher Mill
Buckfast Abbey
Buckingham
TQ11 0EE

Energy rating
B

Valid until: 26 July 2032
Certificate number: 7707-0244-1808-5048-8918

Property type: Offices and Workshop Businesses

Total floor area: 335 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is B.

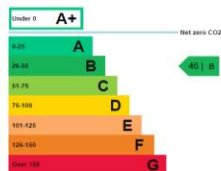
Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

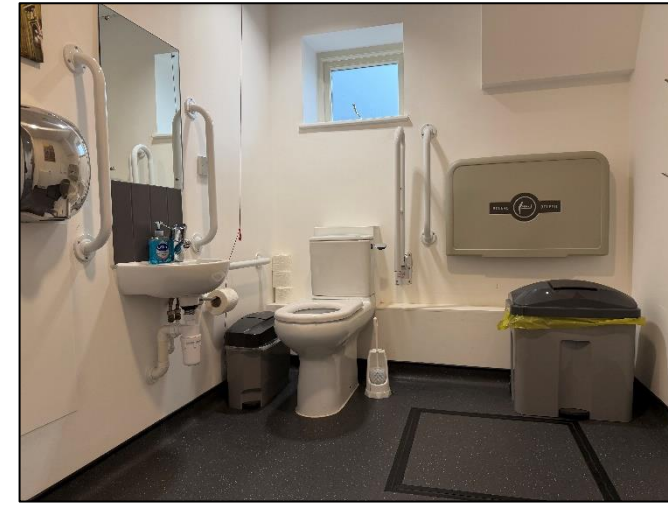
If typical of the existing stock



Properties are given a rating from A+ (most efficient) to G (least efficient).

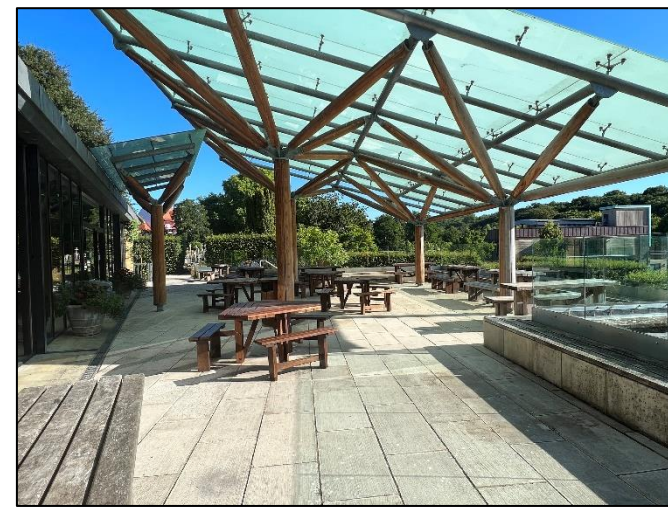


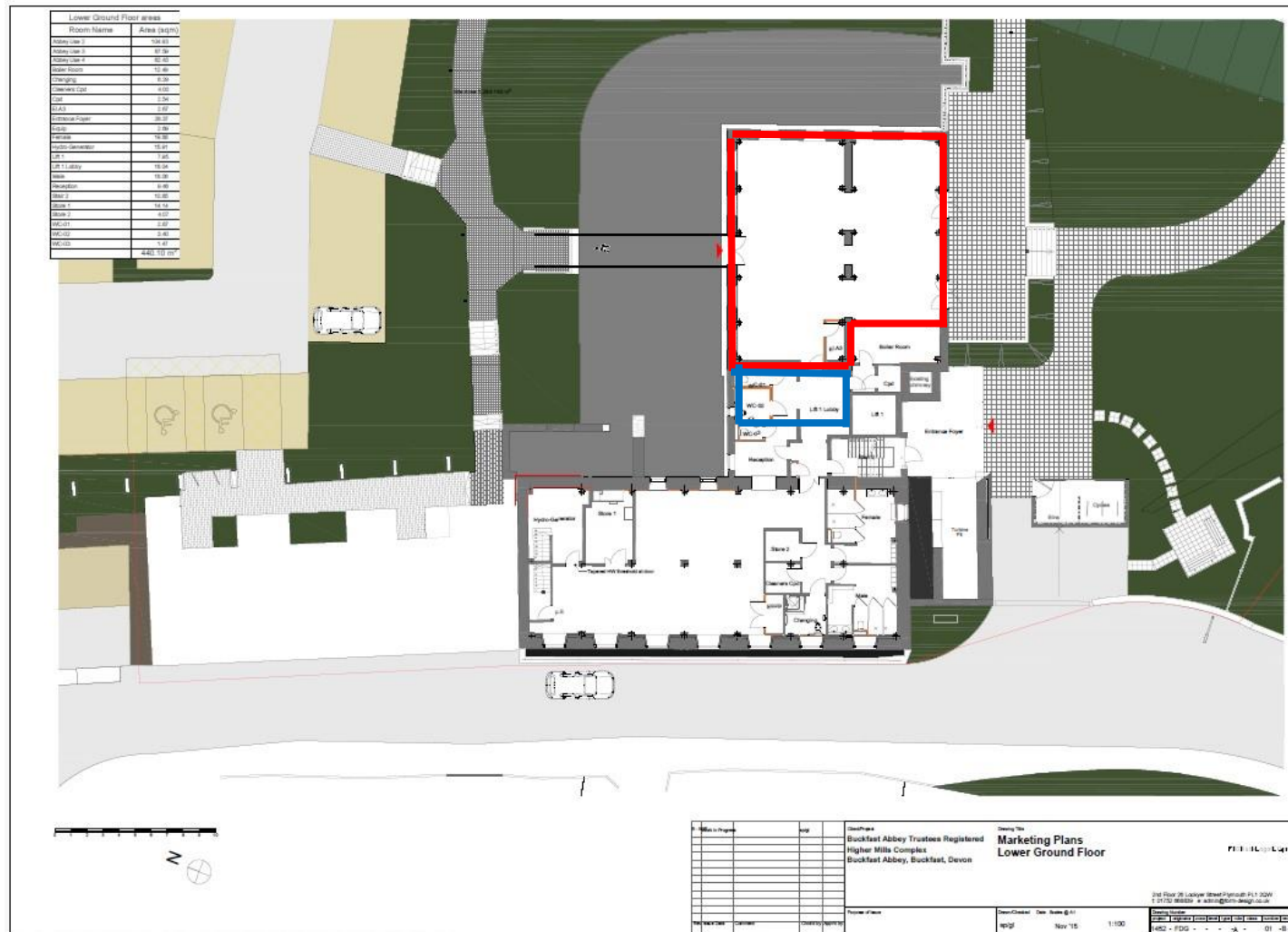
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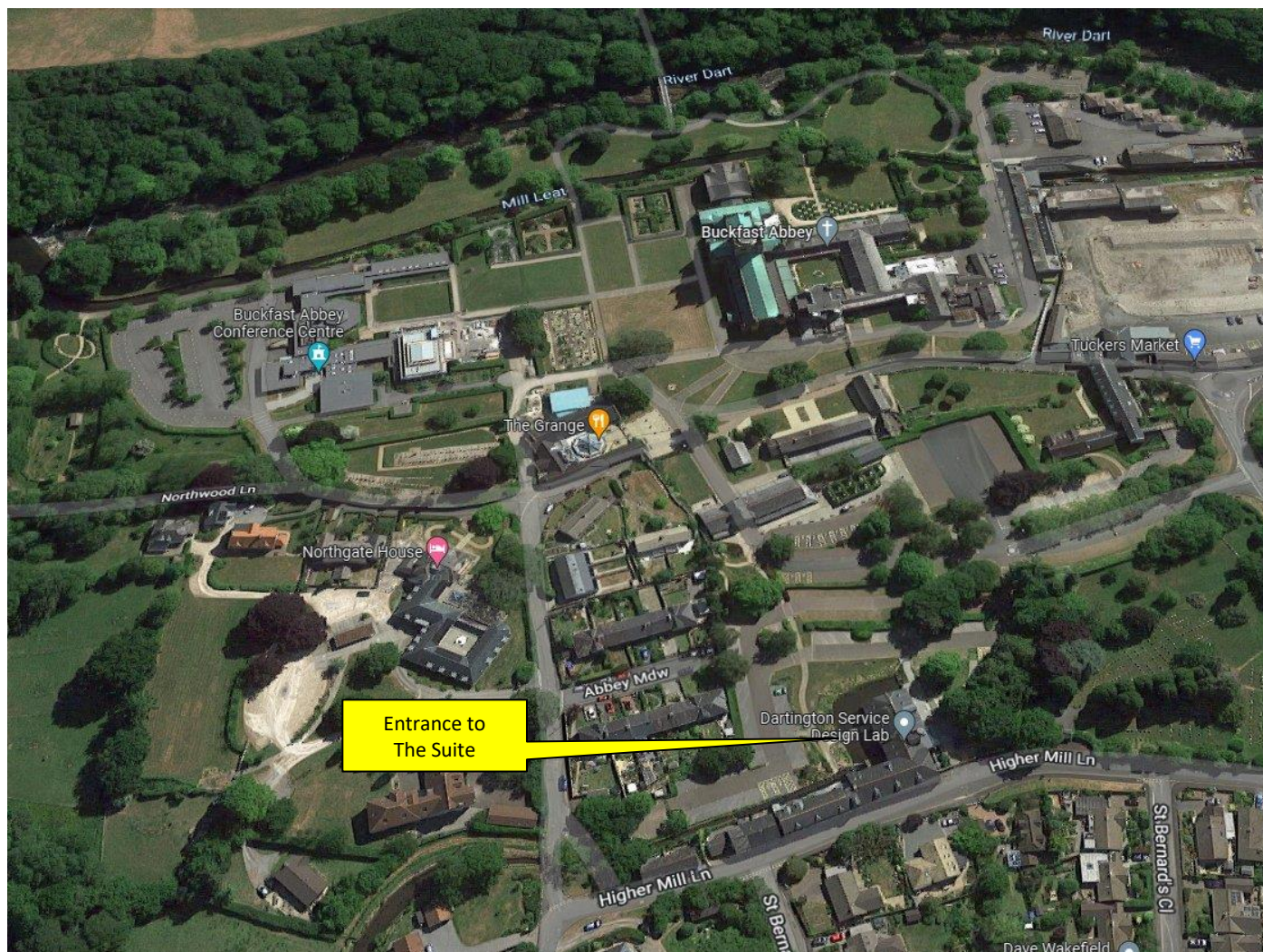


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