

TO LET

REFURBISHED GROUND AND FIRST FLOOR OFFICES WITH PARKING ON THE EDGE OF THIS SOUGHT AFTER MOORLAND TOWN

Offices ranging from approx. 10.2 sq.m to 24.1 sq.m (110 sq.ft to 259 sq.ft) with each having a Parking Space. Container Storage also available if required

OFFICE SUITES, OLD DIXONS BARN, POTTERY ROAD, BOVEY TRACEY, DEVON, TQ13 9DS



This offers an opportunity to take a flexible lease of a recently refurbished Ground or First Floor Office in a very convenient location off Pottery Road in Bovey Tracey, just 2 miles from the A38 dual carriageway and a mile from the Town centre. The Offices are well fitted with the benefit of a car parking space to the rear of the building. A 20ft Storage container can also be available if required, full details on request.

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SITUATION AND DESCRIPTION

The premises have recently been fully refurbished and now offer character Offices on Ground and First Floors with allocated car parking for each office available to the front. In addition there are a number of 20ft storage containers which can also be included if required. The building has been completed to a high standard with suspended ceilings on the ground floor with integrated LED panels, plus vaulted ceilings on the first floor with roof lights and LED lighting. Ample power points and data points are provided with laminate flooring. 24/7 access is available to the offices with flexible tenancies available.

Old Dixons Barn is situated just off of Pottery Road in a well-established commercial area of Bovey Tracey. The building is located just over 1.5 miles from the A38 Devon Expressway and approximately 15 miles from Exeter and the start of the M5 motorway network and 5 miles from Newton Abbot. Other local business centres are at Newton Abbot which is 5 miles distant, Torquay 12 miles, Exeter 15 miles and Plymouth 30 miles. The offices are ideal for growing business or new start ups and will suit a variety of different users.

ACCOMMODATION

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

Inner entrance lobby with doors to

Office No 3 **4.96m x 4.55m (16'3" x 14'11") max**
2 windows to the front. Laminate floor. Suspended ceiling with integrated LED lighting. Power as fitted with data points. Creda electric wall mounted heater with timer.



Toilet

Low level W/C suite with wash hand basin. Electric over sink water heater. Panelled walls. Tiled floor. Hot air hand dryer. Electric wall heater.

Office No 4 **3.74m x 3.04m (12'3" x 9'11") max**
Suspended ceiling with integrated LED lighting. Borrowed light from lobby area. Laminate floor. Power and data as fitted. Creda electric wall mounted heater with timer.



FIRST FLOOR

Office No 1 **5.16m x 4.67m (16'11" x 15'4") max**
Windows to front plus 2 roof lights. Feature stone walls to 3 elevations. Vaulted ceiling. Power and data as fitted. Laminate floor. Creda electric wall mounted heater with timer.



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Office No 2

4.48m x 3.86m (14'8" x 12'8") max

Windows to front plus 2 roof lights. Vaulted ceiling. Power and data as fitted. Laminate floor. Creda electric wall mounted heater with timer.



EXTERNALLY

To the front is a courtyard area with an allocated car parking space for each of the offices. In addition there are five 20ft containers which are available to rent in addition to an office.



SERVICES

We understand that mains water, drainage, and electricity are available to the premises.

LEASE

The suites are available by way of a new flexible lease for a term of up to 3 years with a mutual rolling break clause after the initial 6 month period by providing 3 months prior written notice.

RENTS

The offices are available individually as below: -

Ground Floor

Office No 3 - £114 per week (£5,995 per annum) - **LET**

Office No 4 - £70 per week (£3,640 per annum) - **LET**

First Floor

Office No 2 - £90 per week (£4,680 per annum) - **LET**

Office No 1 - £114 per week (£5,995 per annum) - Available

Containers - £32 per week (£1,680 per annum)

A service charge of £50 per office per month is charged which covers the lighting and heating for the suite, plus the heating, lighting and cleaning of all common areas including the toilets and kitchen, waste collection and fire and camera security monitoring plus the Buildings insurance and the external areas.

The tenants are responsible for the internal repair and decoration of the suite with the landlords responsible for the external repair and decoration. The tenants will be able to share a Wi-Fi service, full details on request. The leases are excluded from the security of tenure provisions of the Landlord and Tenant Act.

RENT DEPOSIT

A one months rent deposit will be required by the landlords, and which will be held for the duration of the tenancy for the purpose of rent arrears and terminal dilapidations costs.

COMMERCIAL EPC

An energy performance Certificate has been provided for this property a copy of which is attached. Full details are available on the web site. The rating is : E 101

RATES

Rateable Value: - To be confirmed

We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates Department (01626 361101)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0770)



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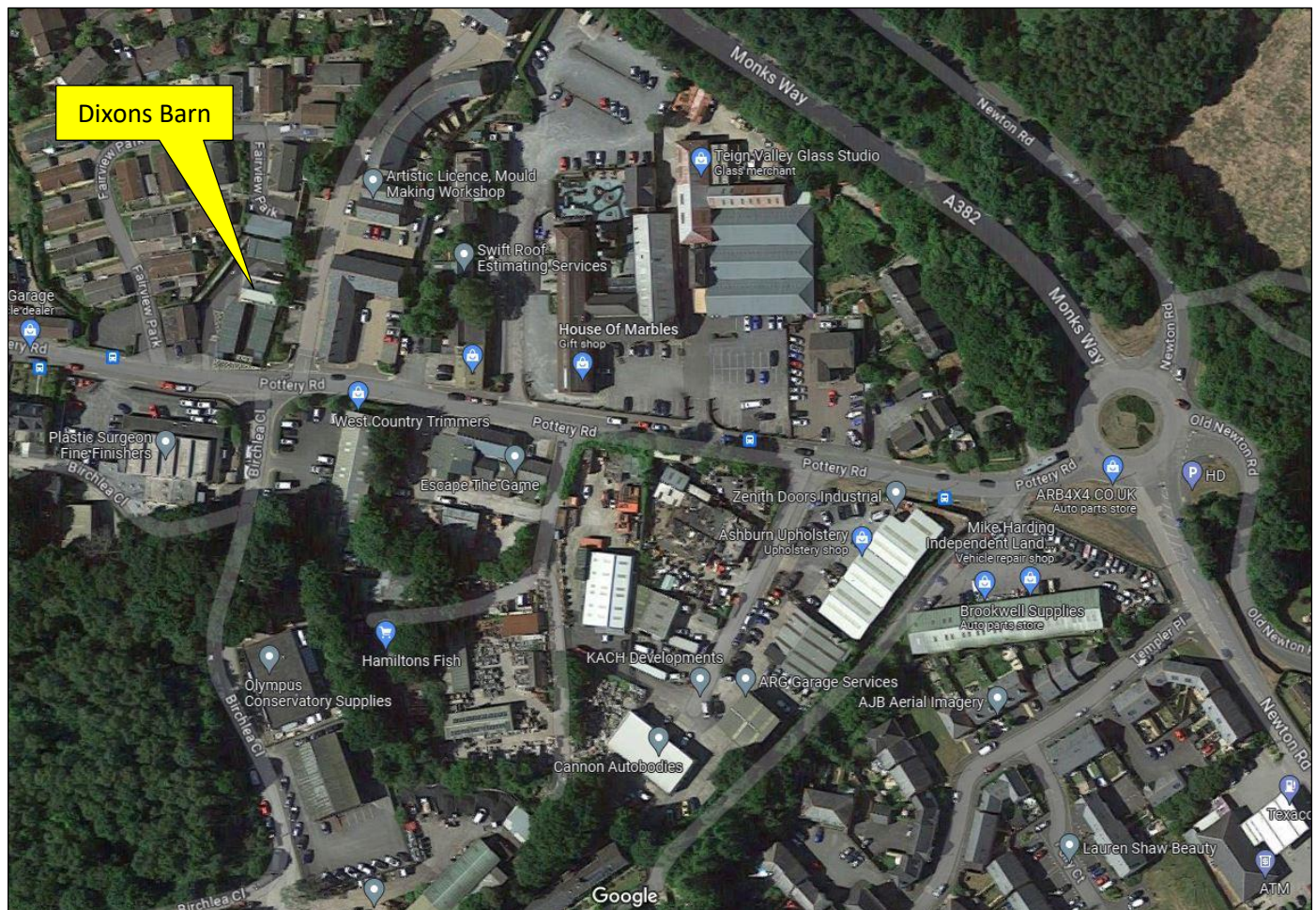
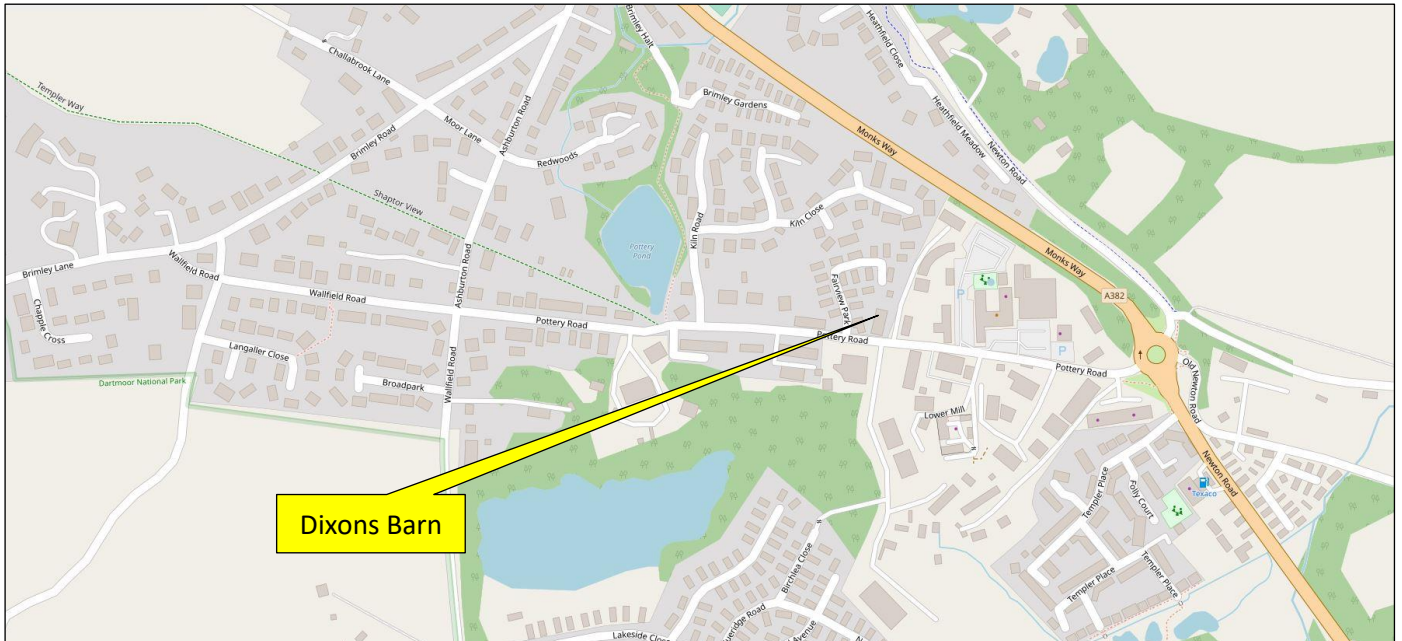
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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