

TO LET

SELECTION OF PURPOSE BUILT OFFICE SUITES AVAILABLE EITHER INDIVIDUALLY OR IN MULTIPLES, WITH AMPLE CAR PARKING

Offices from 14 sq.m (152 sq.ft) up to 44 sq.m (472 sq.ft) as individual rooms
Adjoining offices can be combined if required

**TEIGNBRIDGE BUSINESS CENTRE, CAVALIER ROAD, HEATHFIELD
NEWTON ABBOT, DEVON, TQ12 6TZ**



A selection of quality offices on ground and first floors with ample parking on the Heathfield Industrial Estate, sited adjacent to the A38 dual carriageway. The premises are available for early occupation and are available on flexible leases with the ability to expand into additional rooms as and when they become available if required.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The Teignbridge Business Centre Business Park is located in Cavalier Road just off the main estate spine road of Battle Road occupying a most convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making it a favoured site for businesses covering the whole of Devon, and benefiting from its central and strategic location. Exeter is approximately 18 miles distant, with Plymouth 40 miles distant. Other local business centres are Newton Abbot which is approximately 5 miles and Torquay which is approximately 12 miles distant.

ACCOMMODATION

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

The offices are located in a detached purpose office building to the rear of the site with car parking facilities to the front. The offices have shared kitchen and toilet facilities and offer full 24 hour 7 day access. The rooms are available individually or can be combined to suit tenant's particular space requirements with a minimum of 1 car parking space available per office.

The Offices

A selection of sample room sizes and rents are as follows: -

Office No 29	27 sq.m	(288 sq.ft)	£395 pcm plus VAT
Office No 31	19 sq.m	(202 sq.ft)	£290 pcm plus VAT
Office No 36	44 sq.m	(474 sq.ft)	£670 pcm plus VAT
Office No 38	24 sq.m	(254 sq.ft)	£360 pcm plus VAT
Office No 42	14 sq.m	(150 sq.ft)	£220 pcm plus VAT
Office No 44	32 sq.m	(344 sq.ft)	£495 pcm plus VAT
Office No 50	25 sq.m	(269 sq.ft)	£375 pcm plus VAT

Rooms can be combined if required to create suites. For an up to date list of availability, please speak to the agents.

EXTERNALLY

Ample parking is available on site for the use of the tenants, with a minimum of 1 car parking space per office.

LEGAL COSTS

Each party to be responsible for their own legal costs.

TENURE

The suites are available on a new 5 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 3 calendar month's notice after an initial 3 month period. Tenants will be required to provide a 1 month rental deposit.

A service charge is payable for the Central Heating, Electricity, Water, Buildings Insurance and general maintenance and landscaping charges. This cost ranges from £60 - £125 per month for the larger room, and makes it easy to budget with a fixed monthly cost.

RATES

Up to a 100% reduction is available for most of these offices under the Small Business Rates Relief scheme. Please contact Teignbridge District Council for more information (01626 361101)



ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained and can be downloaded from the web site. The rating is: - C 51

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0028)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk