



TO LET

TOWN CENTRE OFFICES ON THE THIRD FLOOR OF THIS SUBSTANTIAL AND PROMINENT BUILDING

Suites available from 195.4 sq.m (2,103 sq.ft) up to 606.5 sq.m (6,528 sq.ft)

Car parking is available for each suite in a remote car park close by

**THIRD FLOOR SHERBORNE HOUSE, KINGSTEIGNTON ROAD,
NEWTON ABBOT, DEVON, TQ12 2PF**



An opportunity to acquire a new flexible lease of up to 3 suites within this central and purpose built office building located in the town centre with easy access to Courtenay Street and Queen Street including the central bust station and the main line railway station. The suites offer a range of open plan and cellular offices with shared kitchen and toilets in the main core area including two 8 person lifts to all floors.

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SITUATION AND DESCRIPTION

Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 125,000 extending to some 300,000 within 12½ miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. This is significantly enhanced in the summer by visitors from the nearby coastal towns of Teignmouth, Torquay and Torbay plus the Dartmoor National Park.

Communications are excellent via A380 dual carriageway linking Exeter and the M5 motorway and on into Torquay and Torbay. Exeter is approximately 16 miles distant with Torbay some 10 miles distant. The premises are centrally located adjoining a number of public car parks and offers easy and convenient access to the retail and office areas of the town. The suites are located on the third floor of this prominent Office building and are available on flexible term with early occupation available if required.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows. Accessed from Kingsteignton Road via a key pad or entry phone system to a shared entrance foyer with stairs or lifts leading up to the third floor landing and ...

SUITE NO 1

Approx. 195.4 sq.m (2,100 sq.ft)

Approached from a door off the central landing to

Office No 1

13.54m x 9.77m (44'5" x 32'1") max

Windows to one elevation. Suspended ceiling with integrated strip lighting. Carpeted. Floor boxes. Doors to



Office No 2

4.42m x 4.22m (14'6" x 13'10") max

Window. Carpeted. Suspended ceiling with integrated lighting.

Office No 3

4.39m x 4.22m (14'5" x 13'10") max

No natural light. Suspended ceiling with integrated lighting. Carpeted.

Office No 4

4.65m x 4.40m (15'3" x 14'5") max

Window. Carpeted. Suspended ceiling with integrated lighting.



Office No 5

4.39m x 3.16m (14'5" x 10'4") max

Window. Carpeted. Suspended ceiling with integrated lighting.

SUITE NO 2

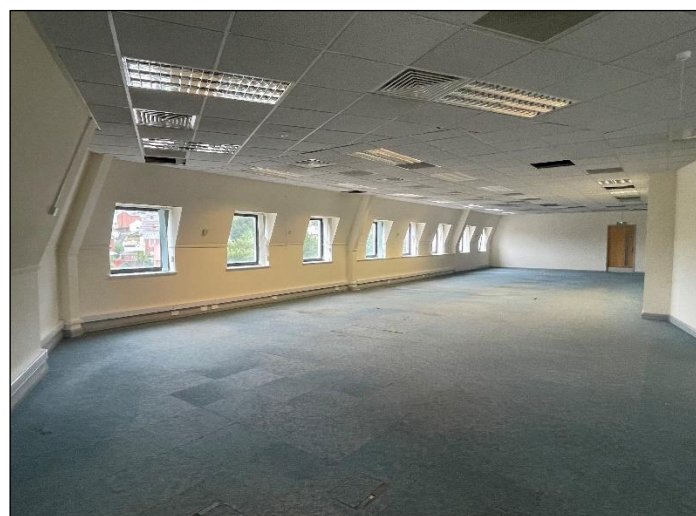
Approx. 207.8 sq.m (2,236 sq.ft)

Approached from a door off the central landing to

Office Area No 1

20.8m x 6.74m (68'3" x 22'1") max

Large open plan area with windows to one elevation making this a light and airy space. Potential for sub-division if required.



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Office Area No 2

8.35m x 7.28m (27'4" x 23'10") max

Currently in a V shape connecting with the above area. Windows to one elevation. Again is open plan, but is suitable for sub division.



SUITE NO 3

Approx. 202.3 sq.m (2,177 sq.ft)

Approached from a door off the central landing to

Office No 1

14.6m x 8.98m (47'11" x 29'6") max

Windows to one elevation. Carpeted. Suspended ceiling with integrated strip lighting. Floor boxes. Skirting trunking.



Office No 2

7.26m x 3.60m (23'10" x 11'10") max

Window. Carpeted. Suspended ceiling with strip lighting. Dado trunking.

Office No 3

7.36m x 2.98m (24'2" x 9'9") max

Window. Carpeted. Suspended ceiling with strip lighting. Dado trunking.



Office No 4

5.94m x 5.18m (19'6" x 17'0") max

2 Windows. Carpeted. In one corner is a kitchenette area with range of base unit with worktop and inset stainless steel sink unit with single drainer. Wall cupboards above. Electric cooker point.



Central Core Area

A large feature landing with glass domed ceiling above offers an impressive approach to each of the suites. Accessed from stairs or via 2 personnel lifts. Leading off are the following

Gents Toilet

Comprising 3 vanity basins with mirrors over, 3 WC cubicles and 3 urinals. Altro flooring.

Accessible Toilet

WC suite with wash hand basin and

Ladies Toilet

Comprising 5 vanity basins with mirrors over and 5 fitted WC cubicles. Altro flooring. Tiled walls.

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Shared Kitchen

Windows to one elevation. Stainless steel sink with single drainer and cupboards under. Electric heater. Space for fridge under. Tiled splashback.



LEASE

The suites are available by way of a new 6 effective FRI lease by way of service charge for a term of 6 years with a rent review at the end of the third year. A mid term break clause can also be incorporated if required. The leases will be contracted outside of the Landlord and Tenant Act. The Landlords will require a 3 months' rent deposit to be retained for the duration of the term.

RATES

Rateable Value: - To be assessed

We understand that reductions of up to 100% in the rates payable may be available under the Small Business Rate Relief Scheme. For further details as to whether you or the property qualify for this relief, please contact Teignbridge District Council (01626 361101).



RENT

The suites are available individually as below, or can be combined. For details of the combined rent please contact the agents.

Suite No 1	-	195.4 sq.m (2,103 sq.ft)	-	£18,950 per annum
Suite No 2	-	207.8 sq.m (2,236 sq.ft)	-	£20,150 per annum
Suite No 3	-	202.3 sq.m (2,177 sq.ft)	-	£19,750 per annum

The suites are not currently sub metered for electricity etc, and therefore a service charge will be payable to cover the cost of services used including the lighting, heating and cleaning of the common areas plus the lift maintenance. Full details of the service charge are available on request. A contribution will also be required towards the buildings insurance.

CAR PARKING

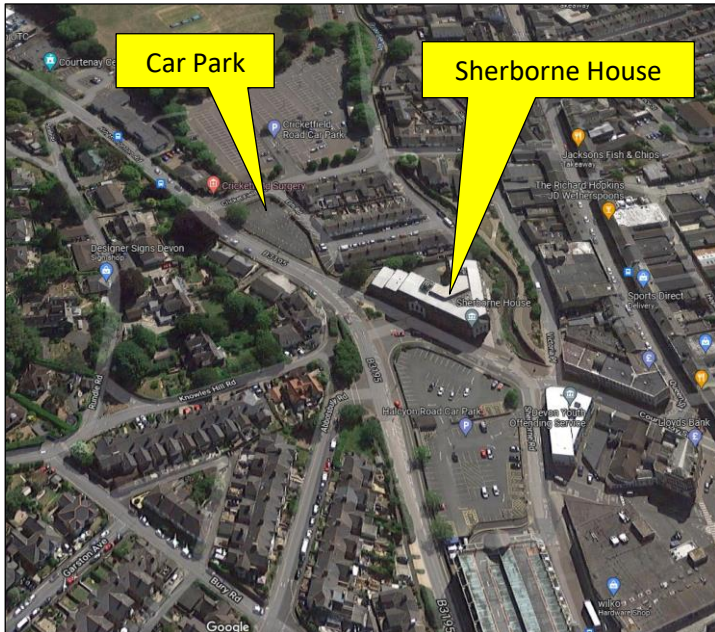
4 Car parking spaces are available for each suite in a car park close to the building. Additional spaces may be available on a first come first served basis on an annual licence at £500 per annum each.



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COMMERCIAL EPC

An energy performance Certificate has been provided for this property a summary of which is below. Full details are available to download from the web site. The rating is: D 97.

LEGAL COSTS

The landlords will require a contribution of £495 towards their legal costs in setting up a new lease for the above suites.

SERVICES

Mains water, drainage and electricity are available to the building. We understand that high speed Broadband is also available.

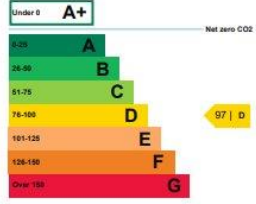
VAT

We understand that VAT is payable on the rent on this occasion.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0655)

07/09/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
2ND & 3RD FLOOR Sherborne House Kingsington Road NEWTON ABBOT TQ12 2PF	Energy rating D	Valid until: 12 December 2028 Certificate number: 0211-0935-3099-5392-6092	
Property type		B1 Offices and Workshop businesses	
Total floor area		1720 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		Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.	
This property's current energy rating is D.			
		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: 93 D	
Properties are given a rating from A+ (most efficient) to G (least efficient).			



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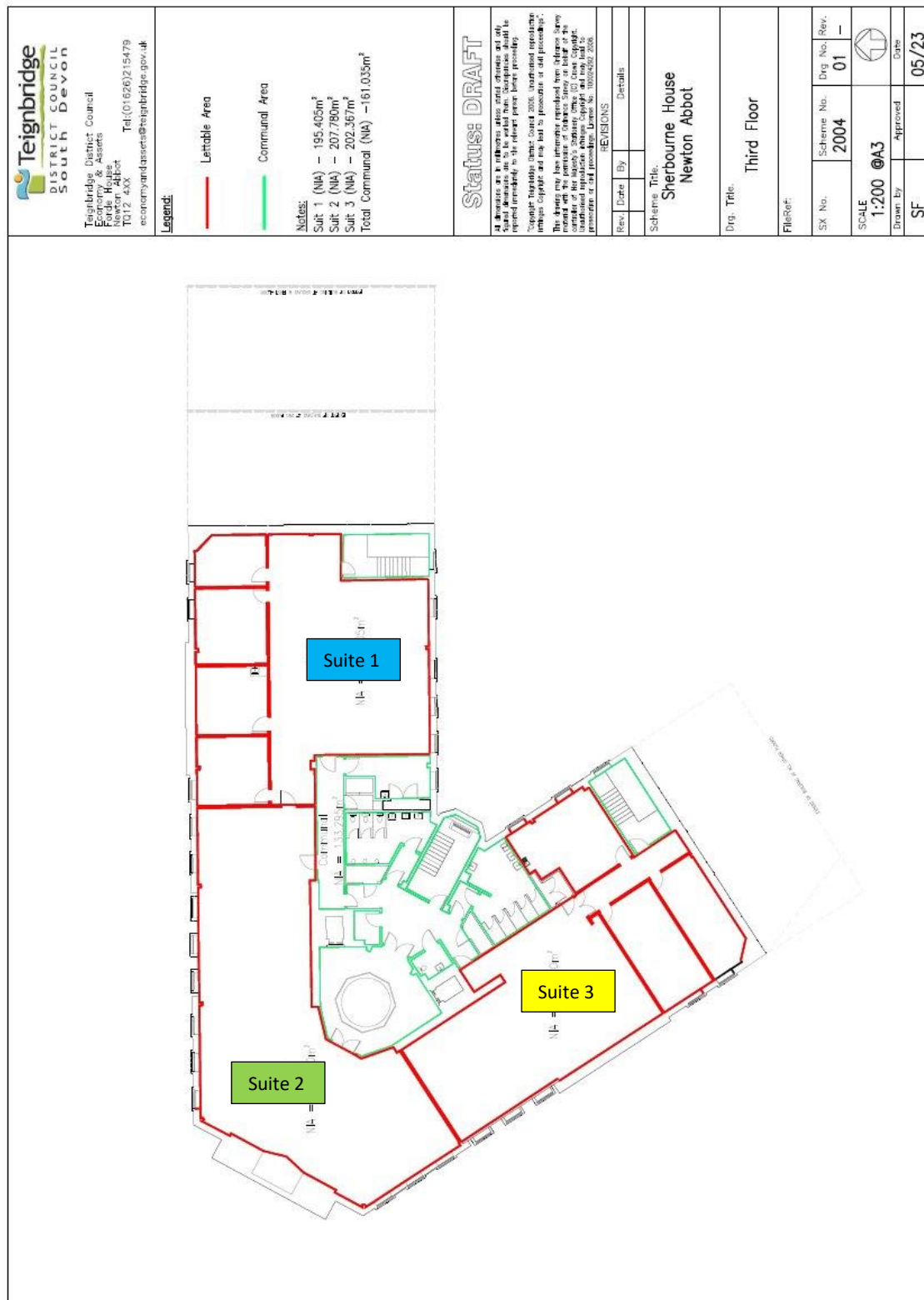
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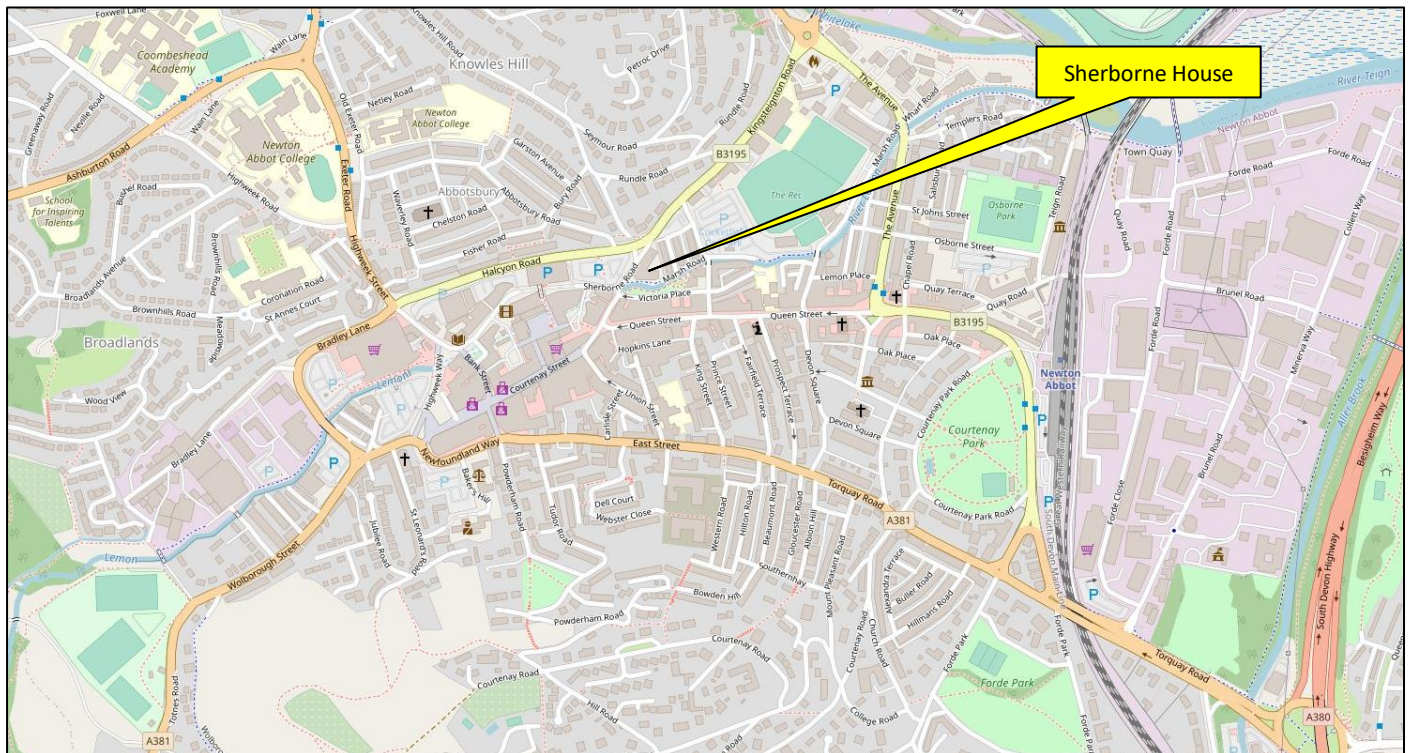
Floor Plan – For Identification purposes only



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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.