INDUSTRIAL
OFFICE
RETAIL

Noon Roberts
PROPERTY CONSULTANTS

TO LET

INDIVIDUAL OFFICES TO LET WITHIN PERIOD GRADE II LISTED OFFICE BUILDING WITH PARKING

Approximately 11 sq.m up to 27 sq.m (117 up to 295 sq.ft) plus parking for 5 cars
Offices available individually or can be combined if required.

6 ST PAULS ROAD, NEWTON ABBOT
DEVON, TQ12 2HP



This offers an opportunity to occupy Office space in this Period Grade 11 Listed office building in the heart of Newton Abbot's professional area with 5 car parking spaces. The accommodation is well presented and arranged on ground and first floors. The building has recently been redecorated and recarpeted throughout with Offices available individually, as pairs or floor by floor. Full details are available on request.

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Ceramic House
Pottery Road, Bovey Tracey
Devon, TQ13 9TZ

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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 121,000 extending to some 300,000 within 12.5 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 coast at Teignmouth, Torquay and Torbay plus the Dartmoor National Park.

St Pauls Road is ideally located adjoining Devon Square and just a short walk from the town centre, and yet just 1 mile from the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant. This Grade ll listed building provides excellent access for a regional business to connect with the national motorway network. Communications are also excellent into Torbay with Torquay approximately 10 miles distant. The premises are centrally and prominently located in the Period mixed office quarter and prestigious residential area of St Pauls Road and Devon Square, being close to a number of public car parks and offering easy and convenient access to the retail area of the town and the mainline Railway Station on the other side of Courtenay Park. Devon Square, St Pauls Road and Courtenay Park are the principle Residential and office areas in the centre of Newton Abbot with a number of Professional Office occupiers and large family homes.

ACCOMMODATION

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

Approached from St Pauls Road via part glazed entrance door to reception hall with doors to ……

Office No 1 **3.92m x 3.65m (12'10" x 11'11") max**
Bay window to front. Fireplace with timber surround and overmantel. Electric heater. Strip lighting and power as fitted.

Office No 2 **4.00m x 3.08m (13'2" x 10'1") max**
Window to rear. Electric wall heater. Strip lighting and power as fitted. Vinyl flooring. Storage cupboards either side of chimney.



Shared Toilet
Low level WC suite with electric over sink water heater. Window.

Office 3 **3.21m x 2.79m (10'6" x 9'2") max**
Window to rear. Electric wall heater. Vinyl flooring. Strip lighting. Interconnecting door to Office No 4.



Office 4 **4.78m x 3.85m (15'8" x 12'8") max**
Window to front. Electric wall heater. Vinyl flooring. Lighting and power as fitted. Interconnecting door to Office 3 if required.



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Shared Kitchenette **1.81m x 1.71m (5'11" x 5'7") max**
Sink inset into worktop with storage cupboard below. Electric water heater.

FIRST FLOOR

Office No 5 **3.95m x 3.14m (12'11" x 10'4") max**
Window to rear. Electric heater. Power and lighting as fitted. Storage cupboards either side of chimney breast.



Office No 6 **5.08m x 4.04m (16'8" x 13'3") max**
2 Windows to the front. Electric heater. Power and lighting as fitted. A large and pleasant room with interesting street outlook.



Office No 7 **4.16m x 3.75m 13'8" x 12'4") max**
Window to front. Electric heater. Power and lighting as fitted. Interconnecting door to Office 8 making this a nice suite.



Office No 8 **3.83m x 2.86m 12'7" x 9'4") max**
Window to rear. Electric heater. Power and lighting as fitted. Interconnecting door to Office No 7 if required.

Shared Toilet
WC suite with Kitchenette area with sink and single drainer inset into worktop with cupboards under. Electric water heater over.

EXTERNALLY
A particular feature of the property is the front forecourt area offering parking for up to 5 cars which are available by separate negotiation when combined with an office.

LICENCE FEES – Payable Monthly in advance

			From …….
Office No 1	14.3 sq.m	(153 sq.ft)	**LET**
Office No 2	12.3 sq.m	(132 sq.ft)	£235 per month
Office No 3	9.0 sq.m	(97 sq.ft)	**LET**
Office No 4	18.4 sq.m	(198 sq.ft)	**LET**
Office No 5	15.6 sq.m	(168 sq.ft)	**LET**
Office No 6	20.5 sq.m	(220 sq.ft)	**LET**
Office No 7	12.4 sq.m	(133 sq.ft)	£285 per month
Office No 8	11.0 sq.m	(118 sq.ft)	£235 per month

A parking space may be available with an office at an additional rent of (£65 per month) £780 per annum. Full details on request.

SERVICE CHARGE
A service charge of £65 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 intruder alarm monitoring plus the Buildings insurance and all landscaping 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 require their own telephone and broadband supplier. The leases are excluded from the security of tenure provisions of the Landlord and Tenant Act.

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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.

RENT DEPOSIT
A one months rent deposit will be required by the landlords which will be held for the duration of the tenancy.

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 : D 100

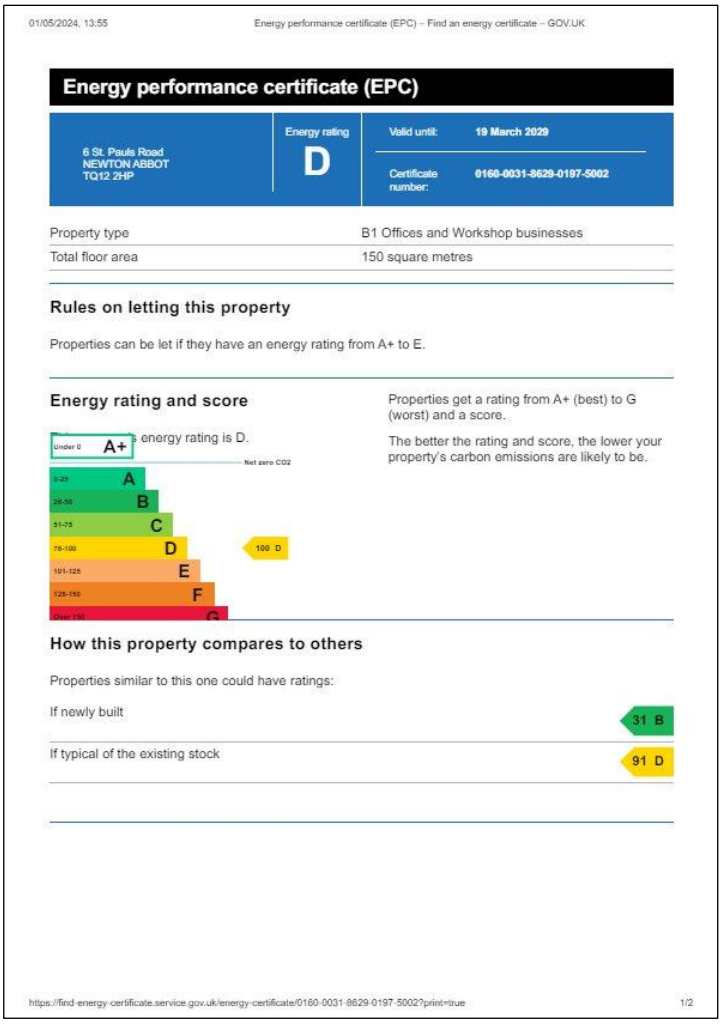
LEGAL COSTS
Each party to be responsible for their own legal costs.

RATES
Currently most of the offices are individually assessed as they have been rented individually. We understand that Rate reductions of up to 100% are available to qualifying business under the Small Business Rate Relief scheme for these rooms. However, to see if you or the premises qualify for this discount, please contact Teignbridge District Council (01626 361101)

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

VIEWING
Strictly by prior appointment only with the agent, for the attention of Tony Noon (07831 273148) Ref (0049)





01/05/2024, 13:55 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

6 St. Pauls Road
NEWTON ABBOT
TQ12 2HP

Energy rating: D

Valid until: 19 March 2029

Certificate number: 0160-0031-8629-0197-5002

Property type	B1 Offices and Workshop businesses
Total floor area	150 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

This property's energy rating is D.

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: 31 B

If typical of the existing stock: 91 D

https://find-energy-certificate.service.gov.uk/energy-certificate/0160-0031-8629-0197-5002?print=true 1/2

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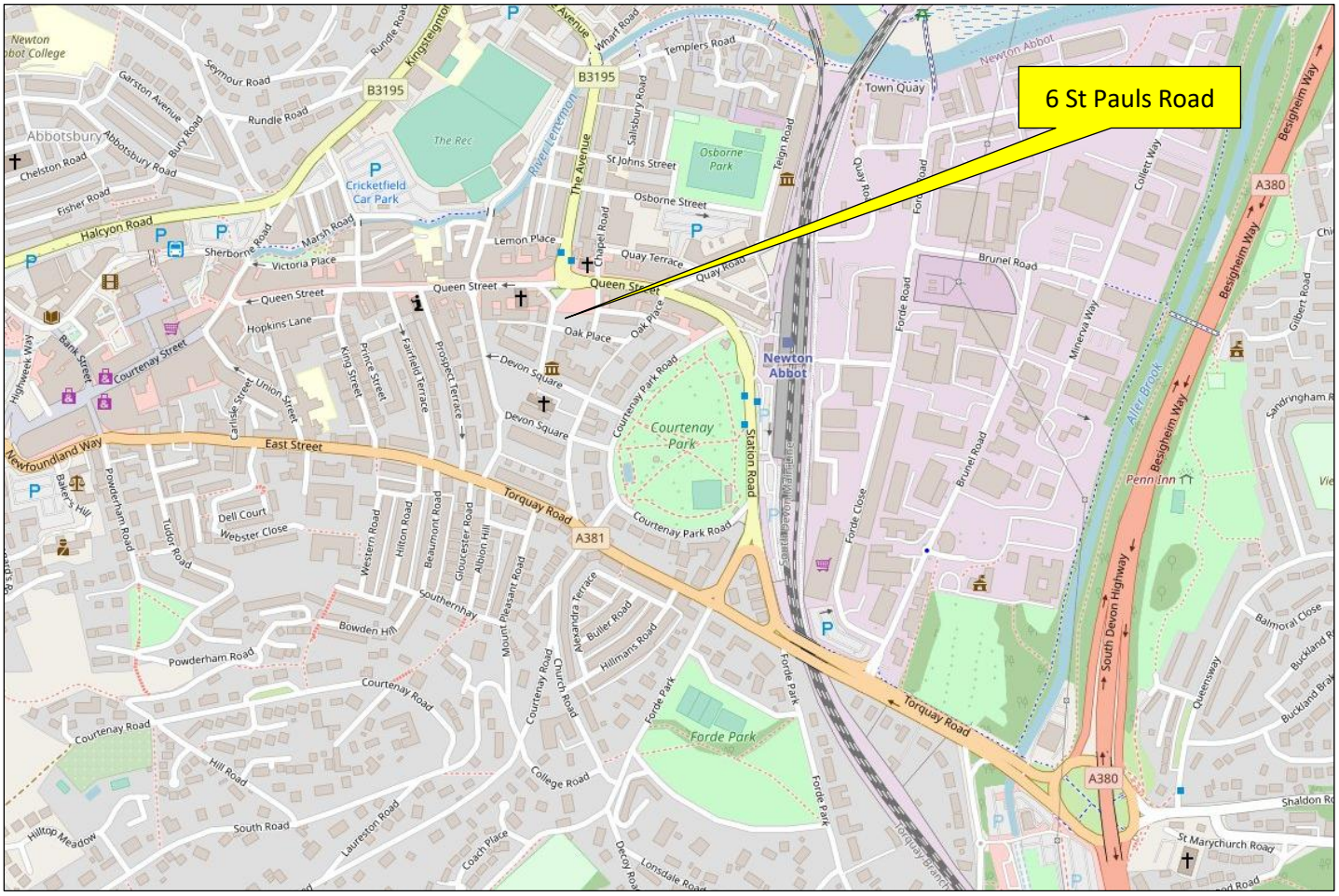
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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