

INDUSTRIAL
OFFICE
DEVELOPMENT

Well fitted second floor Office Suite with ample Car Parking on this stunning landscaped site with amenities available to tenants including a Café/ Restaurant, Conference Centre and Hotel



Ceramic House
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Devon TQ13 9TZ

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New lease available at a rent of £15,750 per annum
Second Floor Office suite of approximately 117 sq.m (1,258 sq.ft) with ample Car Parking
Suite C2 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 including 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. Suite C2 Higher Mill is located in the heart of the estate and offers a spacious and characterful second floor Office suite with a light and airy open plan feel plus 2 well Meeting / Interview Rooms and benefitting from ample car parking to the front. The premises are suitable for a variety of potential users.

ACCOMMODATION

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

Approached from the main entrance gates from the car park area located to the front of the building. A glazed entrance lobby provides access to both floors with entry phone system and a lift with stairs to a landing with doors to

SECOND FLOOR

Office Suite C2

Main Office Area 1 **9.22m x 5.08m (30'3" x 16'9") max**

Lovely open and airy space with feature timber roof trusses in part vaulted ceiling. 4 roof lights. Overhead lighting. Carpeted. Radiators. Power as fitted. Leading off at one end is a

Office / Boardroom 2 **5.08m x 2.83m (16'9" x 9'3") max**

Window overlooking the site with open views over the grounds. Radiator. Carpeted. Overhead lighting. Glazed panel and glazed door to main office.

Kitchenette Area **2.46m x 1.79m (8'1" x 5'10") max**

Range of wall and base units under worktop with inset sink and single drainer with space for fridge under. Tiled splashbacks. Vinyl flooring. Radiator. Window.

Main Office Area 3 **10.98m x 3.73m (36'0" x 12'3") max**

Second open plan area with feature timber beams in part vaulted ceiling. 3 roof lights. Plus glazed double doors. Radiators. Overhead lighting. Carpeted.

Office / Meeting Room 4 **3.68m x 2.82m (12'1" x 9'3") max**

Window overlooking the site with open views of the grounds. Radiator. Carpeted. Overhead lighting. Glazed panel and door to main office.

LOBBY

Toilets

4 shared toilets on the landing with WC suites and wash hand basins.

EXTERNALLY

A number of car parking areas are located for the offices at the front of the suite in a shared car park.

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.

ENERGY PERFORMANCE CERTIFICATE

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

RENT AND LEASE

A rent of £15,750 per annum is sought for this well-appointed Office suite with ample parking on a new 6 year lease with an upwards only rent review at the end of the third year, plus a tenant only break clause at the 3rd anniversary 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.

VAT

We understand that VAT is payable on the rent and service charge.

RATES

Rateable Value	To be assessed
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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).

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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.

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 (0941)



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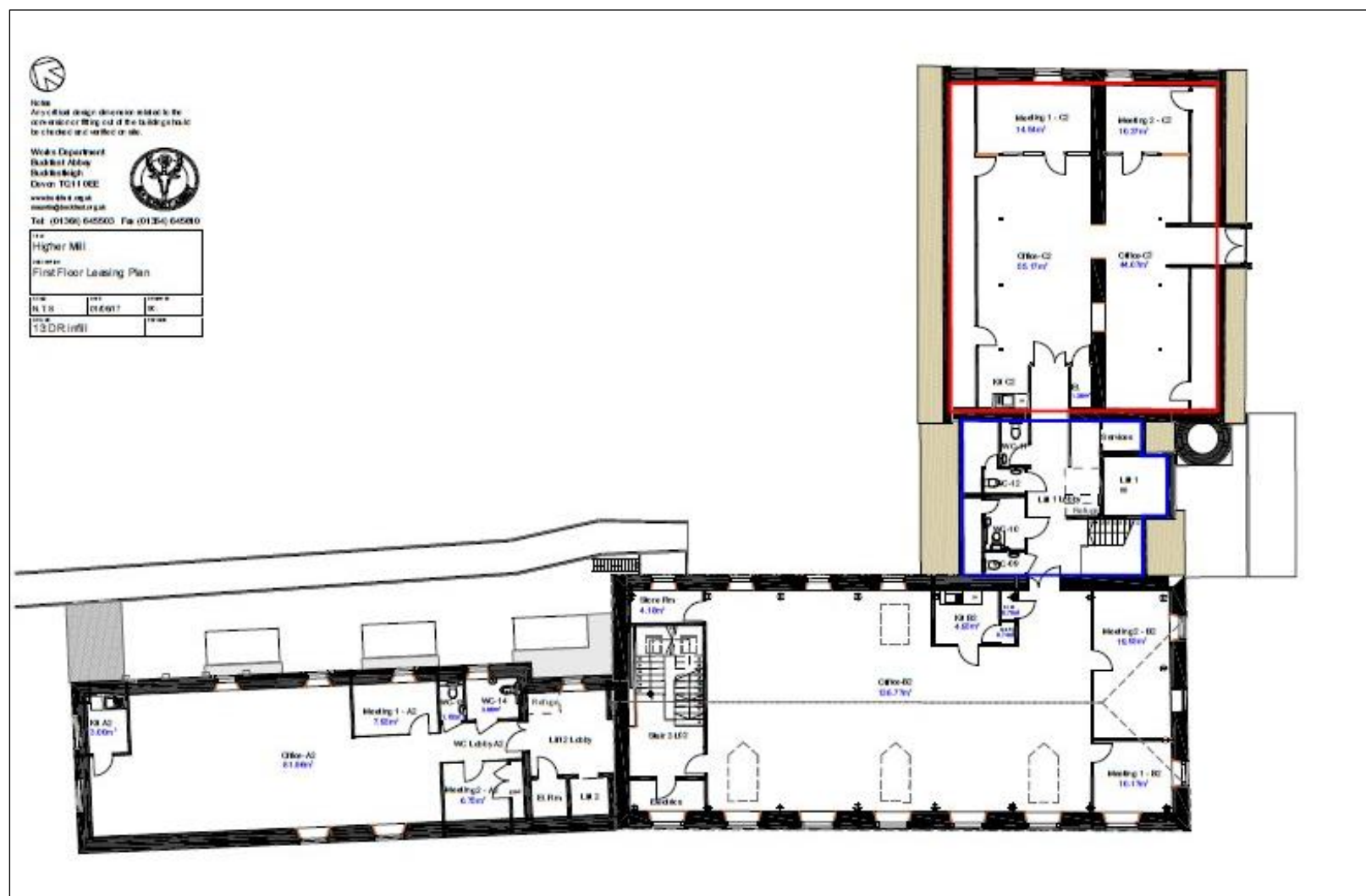
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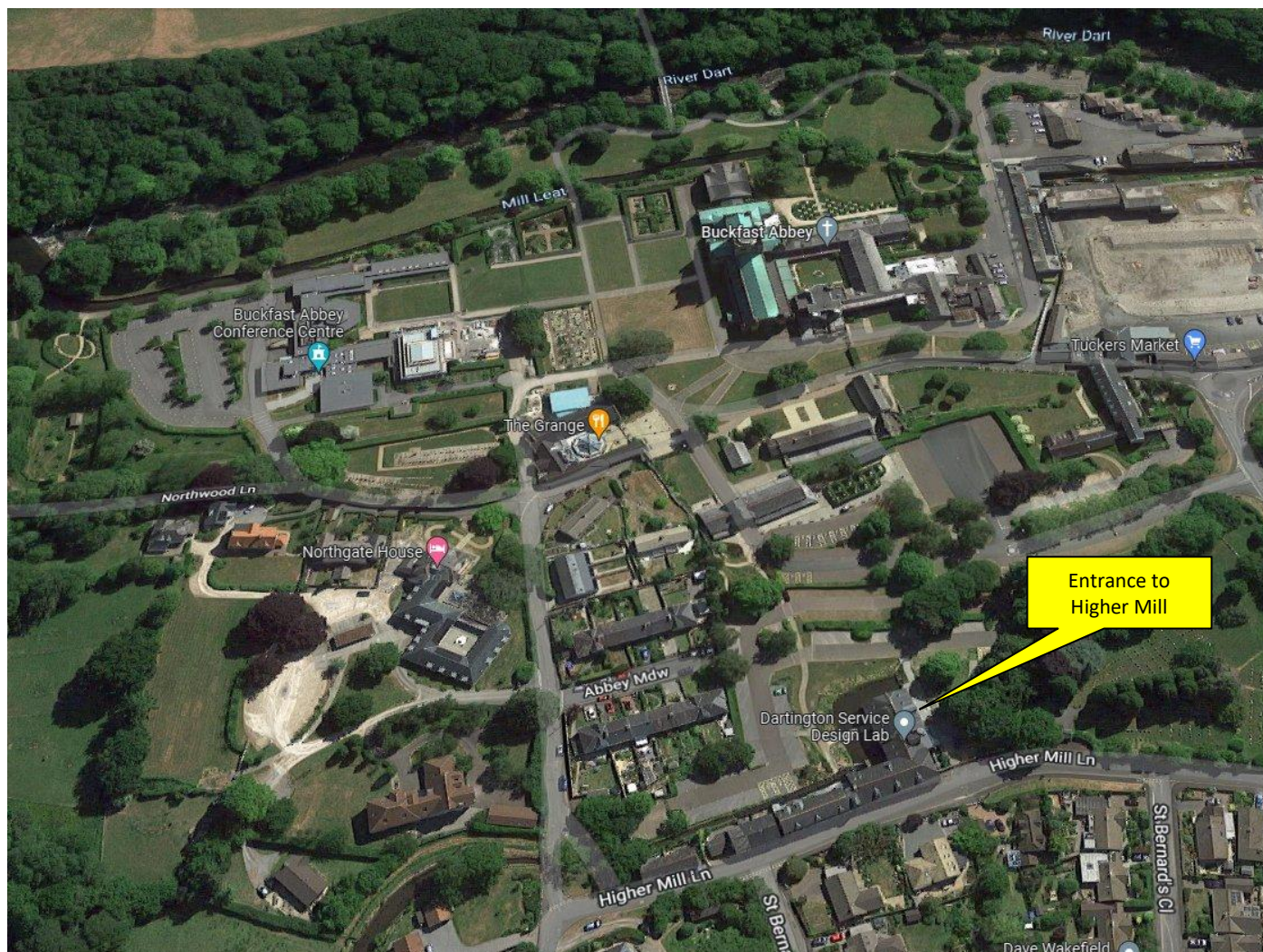


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