

# TO LET

## A SELECTION OF PURPOSE BUILT OFFICE SUITES AVAILABLE EITHER INDIVIDUALLY OR IN MULTIPLES, IN SOUGHT AFTER LOCATION ON THE EDGE OF TOWN

Available from 9.62 sq.m up to 36.02 sq.m (103 sq.ft up to 387 sq.ft)  
Ideally suited for Single or Twin occupation up to Teams of 6 – 8 people  
on flexible terms, with early occupation available

**THE OFFICE, 10 BABBAGE ROAD, TOTNES, DEVON, TQ9 5JA**



These well located Serviced Office suites are available either individually or in multiples offering modern, recently refurbished Offices which are ideally suited for Single or Twin occupation, or for Teams of up to 6 – 8 people. The offices are available on flexible terms from 3 months upwards, with early occupation available if required.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

#### SITUATION AND DESCRIPTION

The premises are located in a prominent location on the main spine road running through this sought after trading estate on the edge of Totnes. The offices are arranged on the First floor of this substantial building, with additional larger Office / Studio spaces on the Ground floor. The Offices have recently undergone an extensive refurbishment to include redecoration, re-carpeting and the provision of a high speed broadband service. The rooms are available on a short term licence offering great flexibility.

Babbage Road is conveniently located on the edge of the town with excellent road communications to Torquay, Paignton and Torbay in one direction or Buckfastleigh, Ashburton, Newton Abbot and the A38 dual carriageway linking Exeter and Plymouth in the other. Exeter and the M5 Motorway are approximately 25 miles distant providing excellent access to the National motorway network together with links to the A30/A303 to Okehampton, Cornwall, Honiton and London and its international Airport. Plymouth is some 30 miles to the South providing links via the A38 to Cornwall and its cross channel Ferry Port to Northern France and Spain.

#### ACCOMMODATION

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

Entrance from the ground floor into a lobby with stairs leading up to the First Floor and a range of Offices arranged around the outside with 2 storage areas in the centre. 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.

#### The Offices

A selection of sample room sizes are as follows: -

|             |           |             |           |
|-------------|-----------|-------------|-----------|
| Office No 1 | 21.4 sq.m | (230 sq.ft) | Available |
| Office No 2 | 20.3 sq.m | (218 sq.ft) | Let       |
| Office No 3 | 19.2 sq.m | (206 sq.ft) | Available |
| Office No 4 | 32.1 sq.m | (345 sq.ft) | Available |
| Office No 5 | 36.1 sq.m | (387 sq.ft) | Let       |
| Office No 6 | 29.0 sq.m | (312 sq.ft) | Let       |
| Office No 7 | 27.7 sq.m | (298 sq.ft) | Available |
| Office No 8 | 13.2 sq.m | (142 sq.ft) | Let       |
| Office No 9 | 13.9 sq.m | (150 sq.ft) | Let       |
| Store No 10 | 9.6 sq.m  | (103 sq.ft) | Let       |

Quoting rents for the offices range from £200 pcm up to £420 pcm. VAT is not payable on the rent in this instance. For an up to date list of availability, please speak to the agents.

#### EXTERNALLY

Limited car parking spaces are available by negotiation to the front of the building.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### TENURE

The suites are available on a new 1 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 1 calendar month's notice after an initial 3 month period. Prospective tenants will be required to provide a rental deposit equivalent to 1 months' rent.

Tenants will be responsible for business rates and telephone charges, with electricity separately metered for each office. Buildings Insurance, external maintenance and the cleaning and heating of common areas are included within the rent. This makes it easy to budget with a fixed monthly cost.

#### BUSINESS RATES

Up to a 100% reduction is available for most of these offices under the Small Business Rates Relief scheme for qualifying business. To see if you qualify for this discount, please contact the Business Rates department at South Hams District Council on 01803 861234.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be available on request.

#### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0364)



FAO. Tony Noon

Tel. **01392 691007**

Mob. **07831 273148**

Email. [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)

Web. [www.noonroberts.co.uk](http://www.noonroberts.co.uk)

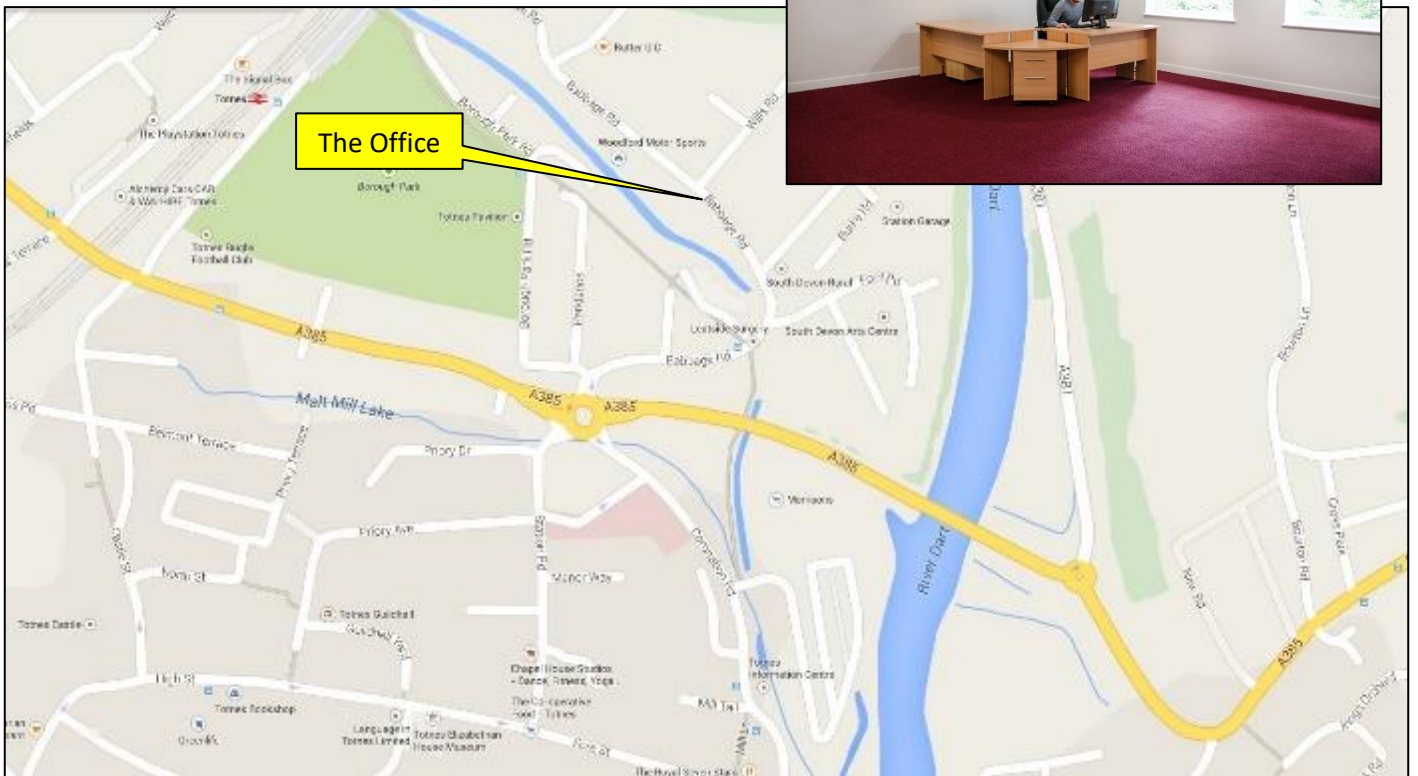




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## Energy Performance Certificate Non-Domestic Building



10 Babbage Road  
TOTNES  
TQ9 6JA

**Certificate Reference Number:**  
9256-3077-0741-0900-5825

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 107 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Oil  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 592  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 36.33

### Benchmarks

Buildings similar to this one could have ratings as follows:

43 If newly built

114 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.