

TO LET

RURAL OFFICE / WORKSHOP/ STUDIO IN AN ATTRACTIVE SETTING WITH PARKING, YET JUST 3 MILES FROM THE A38 DUAL CARRIAGEWAY AT HALDON HILL

Office / Workshop of approx. 44 sq.m (474 sq.ft) with 2 reserved parking spaces plus visitor parking in a landscaped courtyard

**NO 2 DUNCHIDEOCK BARTON, NEAR EXETER
DEVON, EX2 9UA**



An opportunity to acquire a new lease of this Ground Floor Office / Workshop / Studio set within this stunning Courtyard in a lovely rural setting, yet just 3 miles from the A38 at the top of Haldon Hill by Exeter Racecourse. The premises offer characterful office accommodation in a convenient yet rural feeling location.

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SITUATION AND DESCRIPTION

Unit 2 forms part of this popular development having been refurbished to create a lovely self-contained ground floor office or light industrial workshop, with a well fitted kitchen area and toilet. The suite has been refurbished and now offers character office or workshop space in this attractive location. The premises are well fitted with facilities including High Speed Broadband, (Approx. 60 meg) ample power with over head lighting, plus self-contained kitchen and toilet facilities. The property also benefits from a shared Bio Mass central heating system. The premises are suitable for an Office, Light assembly workshop, or as a studio for Pilates, Yoga or for an artist picture framer.

The premises are located in a stunning valley yet just 3 miles from the A38 Dual Carriageway linking Plymouth to Exeter where it then connects to the M5 Motorway network, approximately 5 miles from the property. Local services are available in the many villages of the Teign Valley. Exeter, which is approximately 10 minutes away, is the Capital City and County Town of Devon and has firmly established a reputation as being the commercial centre of the South West. This offers an unusual chance to occupy refurbished premises in a stunning setting and yet that are within easy access of the main A38 dual carriageway.

ACCOMMODATION

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

Approached from the landscaped courtyard area with allocated parking spaces to

Office / Workshop **6.35m x 5.91m (20'10" x 19'4") max**

Pedestrian door from the courtyard. Open plan area with window to the front. LVT flooring. Overhead strip lighting plus down lights. Belfast sink. Radiators. Power as fitted. To the far end is a



Kitchen **3.60m x 1.67m (11'10" x 5'6") max**

Range of wall and base units with inset ceramic sink. Tiled splashback. Space for under counter fridge. Power as fitted. Plumbing for dish washer.

Toilet

WC suite with pedestal wash hand basin. Tiled floor. Heated wall mounted towel rail.



Walk in Store **2.34m x 1.66m (7'8" x 5'5") max**

Useful storage area. Shelving to 2 walls. Power and light as fitted.



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EXTERNALLY

2 reserved car parking spaces are allocated in the parking area outside the premises with additional visitor spaces close by.

RENT

A rent of £5,200 pa is sought (£100 per week) for this lovely self-contained office / workshop in a stunning rural location, yet just 3 miles from the A38 dual carriageway at Haldon Racecourse.

VAT

The rent is not plus VAT, but VAT is charged on the service charge.

LEASE

A new 6 year lease is available with a rent review and mutual break clause at the end of the third year. The landlord will be responsible for the external repairs and maintenance of the premises, with the tenant therefore only responsible for the internal repairs and maintenance. The lease will be contracted outside of the security of tenure provisions of the landlord and tenant act.

SERVICE CHARGE

A service charge will exist to cover the central courtyard and landscaping areas and the cost of the buildings insurance. The Insurance is £145 per annum, with the service charge set at £172 per annum.

SERVICES

Mains electricity is available with a private water and drainage supply connected. Telephone and a 300 Meg High speed Fibre is also available. A feature of this property is the heating system, which is provided by a communal Wood Pellet System. This offers almost unlimited heating for a fixed sum of £176 per quarter.

LEGAL COSTS

The tenants will be required to contribute £350 plus VAT towards the landlord's legal and administrative costs, including abortive costs for setting up the new lease.

RATES

Rateable Value:- To be confirmed

A reduction of up to 100% may be available under the small business rates relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates department on (01626 361101)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for the premises, the rating will be shown below. A full version can be downloaded from the web site. The rating is:

DIRECTIONS

From the A38 dual carriageway, take the exit for Dunchideock and the Exeter Race course at Haldon Hill. Follow the signs for Dunchideock and after approximately 3 miles you will see on your left hand side the Dunchideock village sign, take the next left by a slate sign for Dunchideock Barton. Follow this road for approximately half a mile and the barns will be located on your left hand side just past the church.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0935)



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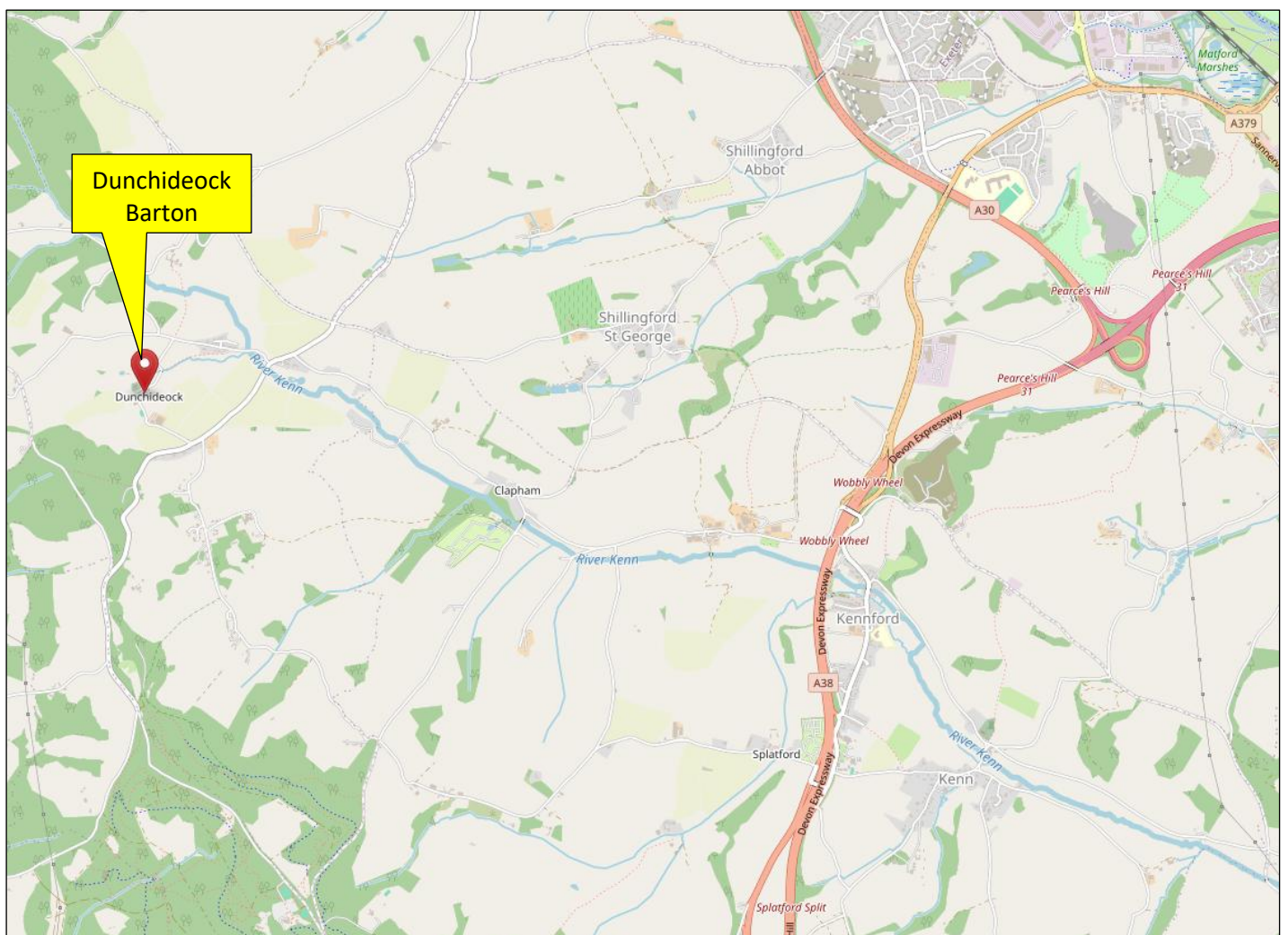
Web. www.noonroberts.co.uk

Awaiting EPC

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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.
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