

# Offices at Pathfields

Ref No: 4873

Dacombe, Newton Abbot, Devon, TQ12 4ST



## Large Office Suite Set in the Idyllic Countryside of Dacombe

5 Separate Office Rooms with Large Areas of Open Office Space

Large Car Park, Outside Space & Easy Access to Main Newton Road & Torquay

Total Gross Area 192m<sup>2</sup> (2,066 sq ft)

Suitable for a Variety of Uses (Subject to Consent)

Annual Rental of £9,000

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## LOCATION

The Offices are set within the grounds of Pathfields located in Dacombe, the countryside between Torquay and Newton Abbot. Dacombe has quick links to Penn Inn Roundabout giving access to Exeter and the M5.

## DESCRIPTION

Three separate Portacabin buildings have been constructed to form this Office Suite and all services are already in place. The offices provide ample open office, private office, meeting rooms and storage space.

The accommodation briefly comprises:-

## ACCOMMODATION

Situated at Ground Floor level the accommodation comprises the following approximate measurements.

## MAIN ENTRANCE

Leading to:-

## OPEN PLAN OFFICE

23' 4" x 19' 0" (7.1m x 5.8m)  
Plus 9' 6" x 11' 6" (2.9m x 3.5m)

## OFFICE 1

9' 6" x 11' 6" (2.9m x 3.5m)

## LARGE OPEN OFFICE

48' 5" x 13' 6" (14.77m x 4.11m)

## DIRECTORS OFFICE

11' 8" x 13' 7" (3.55m x 4.13m)

## OFFICE 2

7' 2" x 13' 6" (2.19m x 4.11m)

## OFFICE 3

9' 11" x 16' 4" (3.02m x 4.97m)

## OFFICE 4

9' 7" x 19' 9" (2.91m x 6.02m)

## KITCHEN

## MALE & FEMALE WC & SHOWER

## TOTAL GROSS AREA

178m<sup>2</sup> (2,066 sq ft).

## OUTSIDE

There is a private courtyard area for the office.

## PARKING

The offices have the benefit of ample onsite parking.

## TENURE

The property is available by way of a New Full Repairing and Insuring Lease, exact length and terms to be agreed by negotiation.

## BUSINESS RATES

Interested parties are advised to contact the Local Billing Authority, Teignbridge Council.

## EPC RATING E

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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TQ1 1BB



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