

## Office Suites, Bridge House

Ref No: 4436

Courtenay Street, Newton Abbot, Devon, TQ12 2QS



## Office Suites in Town Centre Location

Office Suites Available from 25m<sup>2</sup> - 75m<sup>2</sup>

Public Car Park & Bus Station Opposite

To Let on Simple IRI Lease Terms

Viewing Highly Recommended

Annual Rentals From £3,375

Interested in this property?

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# Office Suites, Bridge House

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## DESCRIPTION

The office suites are centrally located within Newton Abbot town centre, 2 minutes' walk from the High Street and a short drive to the Pen Inn roundabout, which links Newton Abbot to Torbay via the recently constructed South Devon Highway and Exeter and beyond via the Dual Carriage Way. Newton Abbot also benefits from strong rail links, making it possible to travel from Penzance or Plymouth through to London.

Bridge House is situated at the heart of Newton Abbot, close to nearby public amenities and parking. The location enjoys the benefits and atmosphere of a Market Town, with good year round trading for both national and independent retailers in the local vicinity.

The offices are well appointed, modern and fresh, with communal kitchen and WC. Access to the offices are via either stairwell or passenger lift.

The accommodation briefly comprises:-

## FIRST FLOOR

**SUITE 1 - LET**  
25.1m<sup>2</sup> (271 sq ft)

**SUITE 3 - LET**  
34.7m<sup>2</sup> (374 sq ft)

**SUITE 4 - LET**  
34.3m<sup>2</sup> (369 sq ft)

**SUITE 5 - Available To Let at £3,375 Per Annum.**  
34m<sup>2</sup> (366 sq ft)

**SUITE 6 - LET**  
40.6m<sup>2</sup> (437 sq ft)

## SECOND FLOOR

**SUITE 3 - Available To Let at £4,080 Per Annum.**  
23' 9" x 15' 7" (7.24m x 4.75m)

**SUITE 4 - Available To Let at £4,080 Per Annum.**  
23' 9" x 15' 7" (7.24m x 4.75m)

**SUITES 3 & 4 - Available To Let at £7,392 Per Annum.**

**SUITE 6 - LET**

**OFFICE 1**  
16' 2" x 8' 1" (4.93m x 2.46m) (max)

**OFFICE 2**  
23' 10" x 7' 2" (7.26m x 2.19m) (max)

**OFFICE 3**  
27' 9" x 15' 9" (8.45m x 4.81m) (max)

## TOP FLOOR

**SUITE 8 - LET**

## FACILITIES

The office suites benefit from the use of a shared kitchenette and WC facilities. The property also benefits from a passenger lift allowing easy access to the second floor.

## TENURE

The office suite are available on flexible lease terms. A 1 month rent deposit will be required. Interested parties are advised to speak to the Agents for further details.

## OCCUPIER COSTS

Occupiers will be responsible for their own electric, internet, telephony and any Business Rates payable.

## BUSINESS RATES

Business Rates Valuations can be found on the VOA website.

Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council, regarding Rates Payable.

## VAT

VAT is payable on the rent and outgoings.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment. Tel. 01803 212021.

## EPC RATING E

**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)

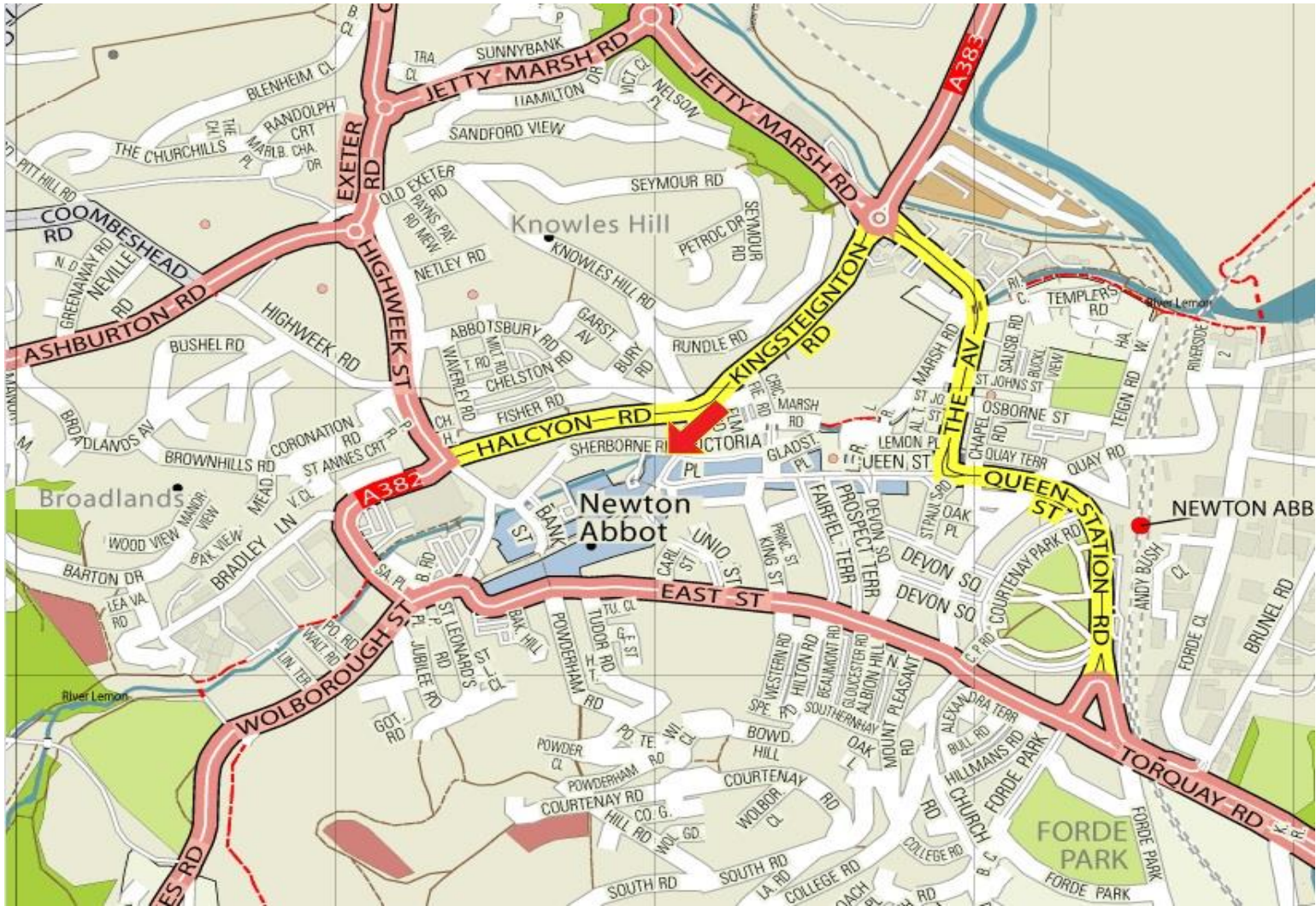
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# Office Suites, Second Floor, Bridge House

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29/30 Fleet Street  
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