

Offices at Cooper Yard

Ref No: 4766

Old Cider Works, Abbotskerswell, Newton Abbot, Devon, TQ12 5NF



Office Suite in Abbotskerswell Available To Let

Suite of 3 Offices in a Shared Building

Net Internal Area Approx. 48m² (517 sq ft)

Allocated Parking for 2 Vehicles

Viewing Highly Recommended

Annual Rental of £10,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Offices at Cooper Yard

Old Cider Works, Abbotskerswell, Newton Abbot, TQ12 5NF

LOCATION

The Old Cider Works Estate is situated on the edge of Abbotskerswell. Conveniently located, just off the A381, linking Totnes to Newton Abbot and leading on to the A380 to Exeter and the M5. Its central position means getting anywhere between Plymouth and Exeter is possible in under an hour.

The Old Cider Works itself, is a small trading estate with a range of small to medium sized industrial premises.

DESCRIPTION

The office suite at Cooper Yard is a newly available suite of three offices, which have been recently renovated and are now available on the market. The suite is part of a larger business property, which the landlord currently trades from. The suite is in a private area of the building and will have its own entrance/ reception and 2 allocated parking spaces.

Kitchenette and WC facilities are available in the property and are shared with other occupiers.

The accommodation briefly comprises:-

OFFICE 1

9' 11" x 12' 4" (3.01m x 3.77m)

OFFICE 2

18' 4" x 12' 10" (5.58m x 3.91m)

OFFICE 3

13' 6" x 9' 4" (4.12m x 2.84m)

ACCESS

The offices have level access from the rear reception area. The office suite will temporarily have the sole use of this reception area and could utilise this if required.

PARKING

There are two allocated parking spaces for the office suite with additional visitor parking spaces available on a first come first served basis, at the front of the building. Extra car parking can be negotiated.

UTILITIES

Rent is to be inclusive of all bills (power, waters, rates & internet).

TENURE

The property is available by way of a new Internal Repairing and Insuring lease. Exact lease terms are to be agreed on negotiation.

RENT

£10,000 per annum, exclusive.

BUSINESS RATES

The tenant will be responsible for any business rates payable. It is believed that 100% Small Business Rates Relief will be obtainable for eligible parties.

EPC RATING C

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.lettingbusinesspremises.co.uk



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk