

Unit 2, The Cider Warehouse

Ref No: 5080

Castle Street, Totnes, Devon, TQ9 5DB



High Spec Office in a Modern Mixed-Use Development

Modern Office Fit Out – Ready for Immediate Occupation

Net Internal Area Approx. 110m² (1,178 sq ft.)

Arranged as Open Plan Office, Meeting Room and Kitchenette

Great Location Off of A385 and Opposite Train Station

Annual Rental of £14,400

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LOCATION

Totnes, located in Devon, is a charming and historic market town known for its vibrant community and picturesque surroundings. Nestled on the River Dart the town is renowned for its independent shops, cafes, markets, and historic buildings.

Located on Castle Street, between the main A road running through Totnes and the top of the Town Centre. The office is in an excellent location, with easy access links both by car and public transport, and with its convenience to the town centre and its amenities.

Totnes is on the mainline train route, offering direct services to major cities like Exeter, Plymouth, and Torquay. By car it is about 5 miles off the A38 Devon Expressway, which links to the M5 at Exeter and the M4 at Bristol.

DESCRIPTION

The office forms part of a modern mixed-use development, containing both office and residential accommodation. A converted former Cider Warehouse has been turned into several high spec offices, with communal landscaped entrance area and parking facilities.

The office is arranged as two open plan workspaces with a kitchenette on one side and glass partitioned meeting room on the other. The space is of modern spec, with lino flooring, underfloor heating and floated ceiling with inset spotlights.

The office space is clean, tidy and ready for immediate occupation. Parking is available on site for two vehicles.

The accommodation briefly comprises:-

OFFICE

29' 2" x 20' 2" (8.90m x 6.15m)

With kitchenette, including floor mounted cupboards, worktop and inset sink and drainer. Large Openings into:-

OFFICE

29' 1" x 20' 3" (8.87m x 6.17m) (max)

MEETING ROOM

11' 7" x 8' 0" (3.53m x 2.43m)

With glazed partition and door.

TENURE

The property is available by way of a new inclusive lease, with exact lease terms to be agreed on negotiation.

RENT

£14,400 per annum, exclusive.

Rent is inclusive of water, service charge and buildings insurance.

Rent is payable monthly in advance.

UTILITIES

The office is connected to water and electric.

VAT

VAT is payable on rent and outgoings.

BUSINESS RATES

2023 List: £10,250.

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams District Council.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. 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

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