

Office at Cooper Yard

Ref No: 5559

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



Open Plan Office on Trading Estate To Let

Modern Office Accommodation with Pleasant Countryside Outlook

First Floor Open Plan Office with Glazed Entrance Lobby

Gross Internal Area Approximately 56m² (603 sq ft)

Parking for Up to Two Vehicles

Annual Rental of £14,000

Interested in this property?
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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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 and office accommodation.

DESCRIPTION

The office at Cooper Yard is an open plan office located on the first floor. The office is part of a larger business property, which the landlord currently trades from. Kitchenette and WC facilities are available in the property and are shared with other occupiers.

The office itself has a glazed entrance from the front of the property, with stairs leading up directly up to the first-floor office. Level ground floor access is also available at the rear of the property.

The office is fitted out to a modern standard, with LED lighting and air-conditioning for immediate occupation and benefits from a small balcony and windows which look out over local countryside. To the front of the property is two parking spaces which will be allocated to the office.

The premises briefly comprises:-

ENTRANCE LOBBY

Stairs leading up to:-

OFFICE

27' 2" x 22' 2" (8.27m x 6.75m)

ACCESS

The offices are accessed via private glazed lobby on the front of the building, with stairs leading up to the office. Level access to the office is also available from the rear of the property.

PARKING

There are two allocated parking spaces for the office 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, water, 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

£14,000 per annum, exclusive.

EPC RATING C

ADDITIONAL SPACE

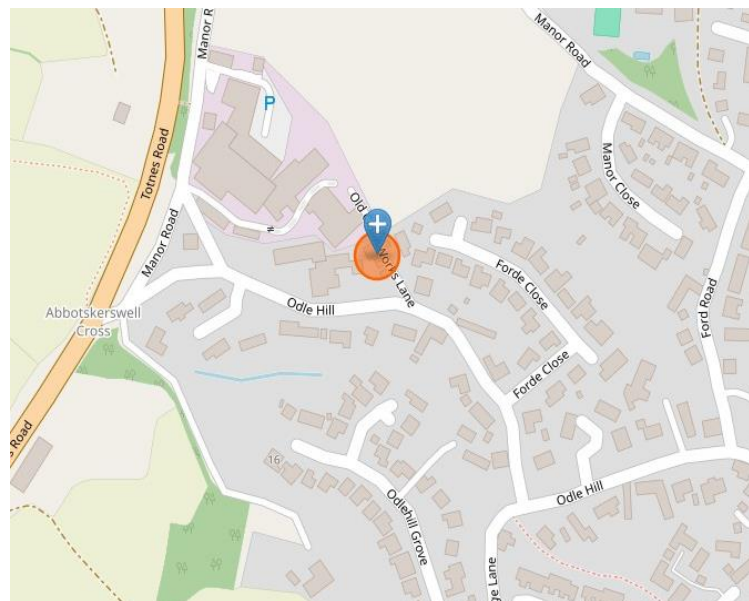
There is additional space available at Cooper Yard. Interested parties are advised to speak to the Agents for further details.

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.leasebusinesspremise.co.uk



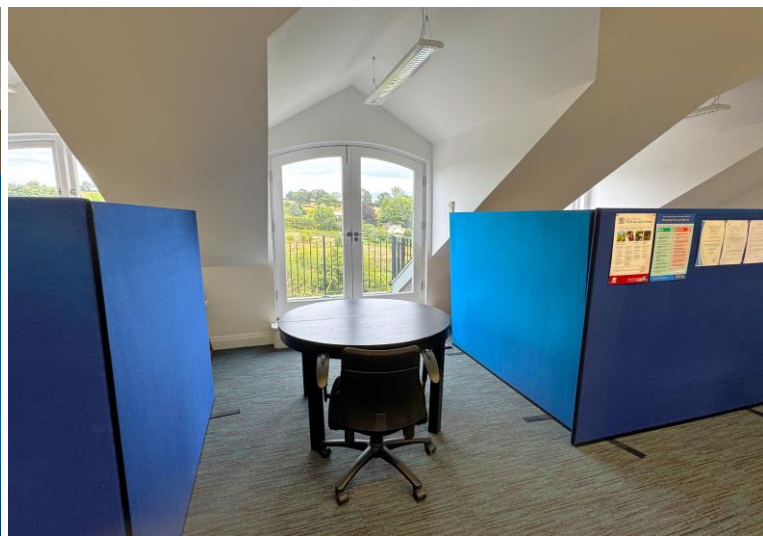
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www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



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