

Aaron Fox

TO LET

ECONOMICAL EDGE OF TOWN OFFICE SUITES WITH CAR PARKING

Approximately 84 sq m (908 sq ft)

**Conitor House
Denbury Road
Newton Abbot**



A conveniently located office building on the edge of Newton Abbot on the Totnes Road, offering the opportunity to occupy small office suites with car parking on flexible and economical terms.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises are located in a convenient position just outside Newton Abbot Town Centre off of the A381 Newton Abbot to Totnes Road, just past the Ogwell Roundabout on the Denbury Road. The premises are currently occupied by a wide variety of users, with suites now available from a single room to a suite of 4 interconnecting offices. The building enjoys generous parking for each suite, with additional visitor spaces available. The accommodation is on 3 levels with shared W/C and Kitchenette facilities. Stairs rise to all levels with carpeted floors, fluorescent lighting and ample natural light.

Newton Abbot is a busy market town, being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:-

Office	Areas		Rent	S / Charge
Room No	Sq.M	Sq.Ft	Rent pa.	S/Charge
6,7,8 + 9	47.57	512	Let	
14, 14a	21.43	230	£2,760	£ 460
15	21.50	231	Let	
17	9.8	105	Let	
18, 19	16.94	182.34	£2,172	£ 136
21,22	21.21	228	£2,739	£ 456
23, 24	20.25	218	£2,616	£ 456

EXTERNALLY

Ample car parking is available with the exact number of spaces dependant on the size of the offices taken.



TENURE

A new three year lease is available, contracted outside of the Landlord and Tenant Act. A service charge will cover the provision of all external repairs and decorations, including the parking and landscaping areas. Also included will be the buildings insurance. This service charge will be fixed for the 3 year term.

The tenant will only therefore be responsible for the internal repair and decoration of the unit plus any services used.

LEGAL COSTS

The ingoing tenant is to make a contribution of £350 plus VAT towards the landlords costs in setting up the new lease, including abortive costs.

SERVICES

We understand that mains water, drainage and electricity is available.

VAT

In this instance, VAT is chargeable on the rent and service charge.

RATES

The rates payable for each suite are available on application.

A 50% reduction may be available under the small business relief scheme. For further details please contact Teignbridge District Council business rates department (01626 361101)

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) or Adam Parsons (07808 473248) Ref (0261)

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.