

# Aaron Fox

## TO LET

### 2 REFURBISHED OFFICES SET IN A STUNNING RURAL SETTING WITH PARKING

Offices of 23 sq.m and 34 sq.m (254 sq.ft and 369 sq.ft)

**CLIFFORD BARTON  
DREWSTEIGNTON  
DEVON**



An opportunity to acquire a new lease on these 2 self contained offices in a recently refurbished office building with ample parking, and located just 4 miles from the A30 dual carriageway linking Exeter to Cornwall, at the top of the Teign Valley in lovely open countryside.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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## SITUATION AND DESCRIPTION

The premises were the subject approximately 3 years ago of an extensive refurbishment to create 2 offices with toilet and kitchen facilities on the ground floor plus an office and meeting room on the first floor. The premises are located in a stunning valley close to Cheriton Bishop and Drewsteignton, and offer very convenient access to the A30 dual carriageway which is approximately 4 miles distant. Local services are available in the village with Exeter and the M5 motorway approximately 12 miles distant providing excellent access to the national motorway network together with links to the A38/A380 to Plymouth and Torbay. There is a mainline railway station at Exeter with an airport providing regional, national and international flights.

Exeter is the Capital City and County Town of Devon and has firmly established a reputation as being the commercial centre of the South West. It has a population of 110,000 approximately with a drive to work population of some 480,000 within a 45 minute catchment area. The premises are well presented, with broadband available and ample parking, and offer the potential for a superior working environment in wonderful countryside.

## ACCOMMODATION

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

### Entrance Lobby

Central staircase to the first floor. Doors to ....

**Office No.2**                    **8.06m x 4.26m (26'5" x 13'11") max**  
Three large windows provide good natural light. Ample floor mounted power, telephone and data access points. Spot lighting as fitted. 2 Electric wall mounted wall heaters.



### Inner Lobby

Located off of the entrance lobby and providing kitchen facilities with stainless steel sink and single drainer.

### Ladies and Gents Toilet

Separate toilets providing Low level WC suite with wash hand basin in each.

**Office No 3**                    **5.3m x 4.4m (17'4"x14'5") max**  
Attractive room with beamed ceiling, window plus velux roof light. Electric wall mounted panel heater. Lighting and carpet as fitted. 4 data and power floor boxes.

### Externally

Up to 12 reserved car parking spaces are provided in the graveled parking area to the rear of the building.

### Tenure

A new 3 year lease contracted outside of the Landlord and Tenant Act with the landlord responsible for external repairs and decorations and the tenant responsible for internal decorations. A service charge will exist to cover contributions towards water rates, communal cleaning and buildings insurance.

### Rent

Office No 2 (Ground Floor) - £4,800 pax plus VAT

Office No 3 (First Floor) - £3,200 pax plus VAT

A meeting room is also available for hire on a daily basis.

### Legal Costs

The tenants to pay a contribution of £400.00 plus VAT towards the landlord's legal costs.

### Directions

Clifford Barton is located approximately 3 miles south of Cheriton Bishop close to the A30 dual carriageway. From the M5 motorway take the A30 towards Okehampton and after 11 miles, at Woodleigh Junction turn left for Cheriton Bishop. After ½ mile turn left just before the Old Thatch Inn, signed Dunsford and Clifford Bridge. After 2 miles turn right at the first crossroads signed to Clifford Bridge. Go down this steep lane for nearly a mile and the entrance to Clifford Barton is on the right.

### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148)                    Ref (0391)

# Aaron Fox

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