

Aaron Fox

TO LET

2 REFURBISHED OFFICE / STUDIO SUITES WITH PARKING IN A LOVELY SETTING

Approximately 51 and 72 sq.m (549 and 776 sq.ft)

**BRIDFORD MILL, TEIGN VALLEY
NEAR EXETER**



An unusual chance to acquire a flexible lease on these two office suites with ample car parking in a substantial building in the heart of the beautiful Teign Valley near Christow, yet just over 15 minutes from Exeter, Newton Abbot and the A38 dual carriageway.

01392 204303

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

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SITUATION AND DESCRIPTION

The premises are currently trading as a busy Nursery and Garden shop, with these offices on the first and second floor being surplus to requirements. They have recently been redecorated and rewired and now offer light and airy space in a lovely rural location. The offices are located just off of the main Teign Valley road close to Christow and Bridford, but with easy access to the A38 dual carriageway and Newton Abbot.

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. The offices are currently empty and are therefore ready for an early occupation.

ACCOMMODATION

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

SUITE 1 – Entrance Lobby

Office **8.2m x 4.93m (26'11" x 16'2") max**
Large open plan office with 3 windows to one elevation providing good natural light. Two night store heaters. Strip lighting. Power points. One corner has a small range of kitchen units with inset stainless steel sink unit with single drainer and electric water heater over.

Office No 2 **5.01m x 2.12m (16'5" x 6'11") max**
Window. Night store heaters. Strip lights. Power points.

Separately accessed from an alternative staircase from the car park and courtyard area in front of the nursery. A door provides access to

SUITE 2

Stairs from the landing lead up to the second floor and

Office No 1 **6.85m x 6.49m (22'6" x 21'4") max**
Windows to two sides providing good natural light. Night store heaters. Strip lighting. Spacious open plan room with divider (which could be removed) to

Office No 2 **6.33m x 4.38m (20'9" x 14'4") max**
Windows to 2 elevations. Strip lights. Power points. Range of kitchen units with inset stainless steel sink unit with single drainers and electric over sink water heater.

Both suites benefit from shared toilet facilities as follows....

Gents Toilet

Urinal and pedestal wash hand basin plus separate WC cubicle.

Ladies Toilet

Wash hand basin with water heater and separate WC cubicle.

EXTERNALLY

The property is approached from the Teign Valley road via a shared entrance drive with the Teign Valley Nurseries to a private car park. Each suite will have 3 car parking spaces.

RATES

To be assessed.

Please contact Teignbridge District Council Rates Department for further information (01626 361101)

RENT

Suite 1	£4,250 per annum (£82 per week)
Suite 2	£5,500 per annum (£105 per week)

LEASE

Each suite is available by way of a new 6 year lease contracted outside of the landlord and tenant act with a rent review at the end of the third year. A break clause is also available at the end of the third year by negotiation.

The lease will be on a landlord external, tenant internal repairing basis, and therefore the rent will include external repairs and maintenance, water rates and buildings insurance. Each tenant will therefore only be responsible for the business rates and the electricity used by way of a sub meter in addition to the rent.

LEGAL COSTS

A contribution of £300 plus VAT is required towards the Landlord's legal costs, including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0406)

Aaron Fox

Email: tn@aaronfox.co.uk

Tel: 01392 204303

Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

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