

# Aaron Fox

## TO LET

### CHARACTER OFFICE PREMISES WITH STORAGE AREA AND AMPLE PARKING

Approximately 74 sq.m (797 sq.ft)

**UNIT 29 DART MILLS  
OLD TOTNES ROAD  
BUCKFASTLEIGH**



Unit 29 is a lovely office, recently converted from part of an old Mill building, and very conveniently located adjacent to the A38 dual carriageway, approximately equi-distance between Exeter and Plymouth offering easy access to all main road networks in Devon

**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

Buckfastleigh is a popular location due to its close proximity to the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 22 miles distant, Exeter 24 miles, Newton Abbot 12 miles and Torquay 20 miles distant. Buckfastleigh has a good range of local amenities with the market town of Newton Abbot offering a wider range including retail, education and leisure facilities. Dart Mills has benefited over recent years from a rolling programme of refurbishment and improvement to both the buildings and their environment. The estate has ample car parking and now offers a tenant cost effective and convenient business premises. The estate has a wide range of industrial, warehouse and specialist trade counter occupiers.

Unit 29 is located on ground and first floor and has been refurbished and extended including the installation of kitchen and toilet facilities. The premises are characterful, with a fully glazed elevation to the front providing good natural light and would suit a variety of users including architects, graphic designers, general office users or possibly a small hi-tech manufacturer or supplier who can use the ground floor for storage or light manufacture with offices above.

## ACCOMMODATION

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

### Ground Floor

Pedestrian door into the ground floor office / workshop, or a second entrance to the first floor office suite .....

### Workshop / Studio 8.55m x 4.59m (28'1" x 15'1") max

A light and airy space with large windows to the front elevation. Perimeter trunking with ample power points. Strip lighting.

### Kitchen Area

Stainless steel sink unit with single drainer and cupboards below. Electric water heater.

### Toilet

Low level W/C suite with wash hand basin.



### Office 7.37m x 4.73m (24'2" x 15'6") max

Lovely office with vaulted ceiling and full height windows to the front elevation over looking the river Dart. Roof lights. Perimeter trunking with power points and telephone / Cat 5 data points. Strip lighting as fitted. Wall mounted electric heater.

## EXTERNALLY

The property benefits from 2 reserved car parking spaces.

## LEASE AND RENT

The remainder of a 6 year lease dated the 1<sup>st</sup> of February 2006, contracted outside of the Landlord and Tenant Act with a rent review at the end of the third year. The rent is £5,200 pax plus VAT. Alternatively a new 6 year lease is available.

The landlord will be responsible for external repair and decorations with the tenant responsible for internal repair and decorations. A contribution will be required towards the maintenance of the car parking areas and any shared services, together with a proportion of the buildings insurance.

## SERVICES

Mains electricity, water and drainage are available.

## RATES

Rateable Value	£4,050	
Rates Payable	£1,968.30	(2009 – 2010)

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)

## LEGAL COSTS

A contribution of £350 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 (0412)

**Aaron Fox**

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