

Aaron Fox

TO LET

TOWN CENTRE SECOND FLOOR OFFICE SUITES IN CONVENIENT LOCATION

From 26.5 - 54.1 sq.m (285 - 582 sq.ft)

**SUITES 1,2 & 4 BRIDGE HOUSE
COURTENAY STREET
NEWTON ABBOT**



An opportunity to acquire a new flexible lease on these well presented office suites in this prominent purpose built office building in the centre of Newton Abbot, adjoining the prime retail area of Courtenay Street and Queen Street and several large public car parks.

01392 204303

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

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SITUATION AND DESCRIPTION

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 12½ 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. This is significantly enhanced in the summer by visitors from the nearby coastal towns of Teignmouth, Torquay and Torbay plus the Dartmoor National Park.

Communications are excellent via A380 dual carriageway linking Exeter and the M5 motorway and on into Torquay and Torbay. Exeter is approximately 16 miles distant with Torbay some 10 miles distant. The premises are centrally located adjoining a number of public car parks and offers easy and convenient access to the retail and office areas of the town. The premises are located on the second floor with stairs and lift access. The suites are adjacent to each other and could therefore easily be combined if required.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows. Access from Courtenay Street via a key pad or entry phone system. Stairs or lift to the second floor with doors to.....

Suite 1 2 individual Offices – 26.5 sq.m (285 sq.ft)

Comprising an inner lobby with glazed panel. 2 good sized offices each with window with blinds providing good natural light. Night store heaters. Trunking for power and data. Suspended ceiling with strip lights.



Suite 2 2 individual Offices – 27.6 sq.m (297 sq.ft)

Again arranged as 2 offices leading off of a small lobby area, with glazed doors to each office. The front office is a lovely light room with large window to one elevation. The second office is an internal room with only borrowed light. From the corridor. Trunking to most walls for data and power points. Suspended ceiling with integrated strip lighting. Night store heaters.

Shared Kitchen

Range of base units with stainless steel sink unit and single drainer with electric water heater. Under worktop fridge.

Toilets

The suite benefits from shared use of ladies and gents with low level WC cubicles and wash hand basins. On the ground floor is a disabled toilet also for shared use.

Suite 4 2 individual Offices – 32.8 sq.m (353 sq.ft)

2 good sized offices, each with large windows providing excellent natural light. Window blinds. Trunking to most walls for data and power points. Suspended ceiling with integrated strip lighting. Night store heaters.

LEASE

A new 6 year effective FRI lease is available with a rent review at the end of the 3rd year. A 3 year tenant only break clause would also be considered providing 6 months prior written notice.

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

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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.

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SERVICES

Mains water, drainage, gas and electricity are available.

RATES

Suite 1 - Rateable value	£1,900 (2010 valuation)
Suite 2 - Rateable Value	£1,850 (2010 valuation)
Suite 4 - Rateable Value	£2,050 (2010 valuation)

We understand that a 50% reduction in the rates payable may be available for these suites under the small business relief scheme. Please contact Teignbridge District Council for further information (01626 361101)

VIEWING

Strictly by prior appointment only with the agents, for the attention of Tony Noon (07831 273148) Ref (0523)

RENT

Each of the three suites are available at a rental of £60 per week (£3,120 pa) plus a service charge of £5 per week (£260 pa) for the common parts, all plus VAT. Rents for combined suites are available on request.

LEGAL COSTS

A contribution of £350 plus VAT is required towards the landlords properly incurred legal costs, including abortive costs for each transaction.

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