

The Cider Warehouse

Ref No: 5291

Castle Street, Totnes, Devon, TQ9 5DB



High Spec Business Centre in Modern Development

Modern Office Fit Out – Ready for Immediate Occupation

Options Ranging From 37m² (398 sq ft) up to 55m² (592 sq ft)

Open Plan Offices with Kitchenette Facilities and Disabled Lift Access

Great Location Off of A385 and Opposite Train Station

Monthly Rentals From £450

Interested in this property?

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LOCATION

Totnes, located in Devon, is a charming and historic market town known for its vibrant community and picturesque surroundings. Nestled on the River Dart the town is renowned for its independent shops, cafes, markets, and historic buildings.

Located on Castle Street, between the main A road running through Totnes and the top of the Town Centre. The office is in an excellent location, with easy access links both by car and public transport, and with its convenience to the town centre and its amenities.

Totnes is on the mainline train route, offering direct services to major cities like Exeter, Plymouth, and Torquay. By car it is about 5 miles off the A38 Devon Expressway, which links to the M5 at Exeter and the M4 at Bristol.

DESCRIPTION

The business centre forms part of a modern mixed-use development, containing both office and residential accommodation. A converted former Cider Warehouse has been turned into several high spec offices, with communal landscaped entrance area and parking facilities.

The business centre offers modern spec, spacious offices, with carpeted flooring, underfloor heating and floated ceiling with inset spotlights. Each office benefits from its own kitchenette facility with built in sink and fridge. The first floor of the centre benefits from disabled lift access.

The office space is clean, tidy and ready for immediate occupation. Parking is available on site for one vehicle per office.

The accommodation briefly comprises:-

OFFICE 4

29' 0" x 20' 2" (8.84m x 6.14m)

Available to let at £615pcm.

OFFICE 5

29' 2" x 20' 2" (8.89m x 6.15m)

Available to let at £575pcm.

OFFICE 6

25' 7" x 18' 9" (7.81m x 5.71m)

Available to let at £450pcm.

TENURE

The offices are available by way of a new inclusive lease, with exact lease terms to be agreed on negotiation.

COSTS

Rent is inclusive of water, service charge and buildings insurance.

UTILITIES

The office is connected to water and electric with electric separately metered for each office and payable by the tenant.

VAT

VAT is payable on rent and outgoings.

BUSINESS RATES

Office 4: £5,200.

Office 5: £5,200.

Office 6: £4,150.

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief on these offices. Interested parties are advised to speak to the Agents, Bettesworths for further details.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

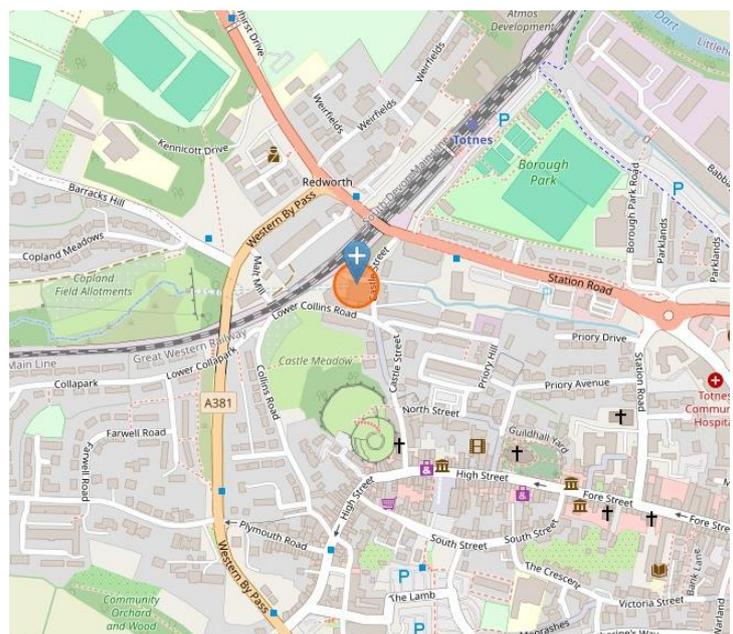
EPC RATING B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.lettingbusinesspremises.co.uk



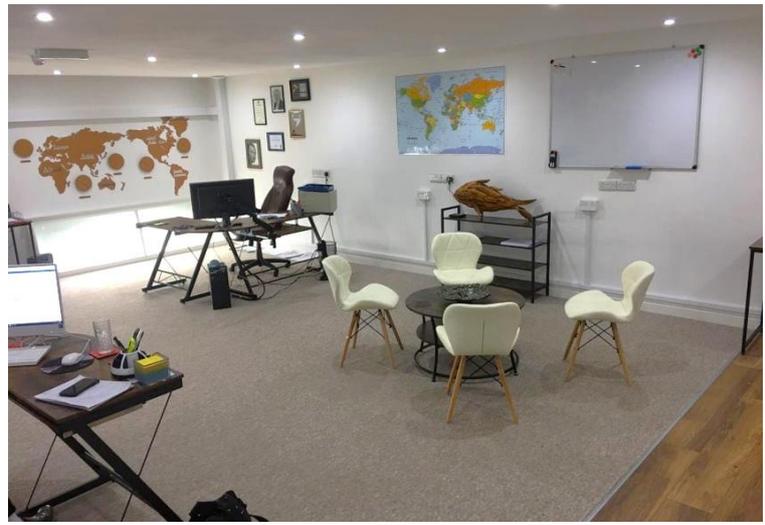
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www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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