

Established

RENDELLS

1816

CHARTERED SURVEYORS ~ AUCTIONEERS ~ VALUERS ~ LAND & ESTATE AGENTS

NEWTON ABBOT ~ EXETER ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

13 Market Street, Newton Abbot, Devon TQ12 2RL. Tel: 01626 353881

REF: DRN1170

Email: newtonabbot@rendells.co.uk

**39 DEVON SQUARE
NEWTON ABBOT**

CENTRALLY SITUATED OFFICE ACCOMMODATION ADJACENT TO THE MAIN SHOPPING CENTRE
DEVON SQUARE IS ONE OF THE MAIN PROFESSIONAL AREAS OF THE TOWN. THE PREMISES OFFER
A RARE OPPORTUNITY TO ACQUIRE BUSINESS ACCOMMODATION IN THIS SOUGHT AFTER POSITION.



* ENTRANCE HALL* GROUND FLOOR SUITE OF 3 OFFICES* REAR HALL* SEPARATE W.C.* FIRST FLOOR * SUITE OF 3 OFFICES* KITCHEN* SEPARATE W.C.* LOWER GROUND FLOOR * STORAGE* PARKING SPACE* AMOUNTING TO ABOUT 950SQ FT (PLUS ABOUT 518SQ FT BASEMENT STORAGE

PRICE ANNUAL RENT OF £7,500

All TEAM properties are featured Worldwide on: www.teamprop.co.uk and www.rendells.co.uk
TEAM Estate Agents automatically share property details - register with one and you register with them all.

team

39 Devon Square NEWTON ABBOT

SITUATION

39 Devon Square stand at the town end of the square just off Queen Street .From the centre of the town by Lloyds Bank walk down Queen Street passing Argos and Bearnas School on your left turn right into Devon Square and the premises are almost opposite the Doctors Surgery

DRAFT DETAILS SUBJECT TO THE LANDLORDS APPROVAL WITH MEASUREMENTS TO THE NEAREST 3 INCHES.

Entrance Lobby door opening to:

ENTRANCE HALL

Ladies Toilet half tiled walls low level W.C

FRONT OFFICE 4.9m x 3.8m (16' 1" x 12' 6") Night store heater, bay window .

MIDDLE OFFICE 3.8m x 3.6m (12' 6" x 11' 10") built in cupboard Hand Basin H&C. Night store heater.

REAR OFFICE 4.07m x 2.6m (13' 4" x 8' 6") large built in store cupboard. Door and steps down to rear Parking space.

From the ground floor hall there is a staircase down to the:

LOWER GROUND FLOOR AREA

7.5m x 6.4m (24' 7" x 21') storage space. Enclosed Water.

FIRST FLOOR

LANDING

Gents toilet

FRONT OFFICE 6.25m x 3.3m (20' 6" x 10' 10") plus a recess area 1.1m x 3.4m (3' 7" x 11' 2") Built in desking numerous power points and phone/ I.T. connection points 2 Night store heaters

MIDDLE OFFICE 3.1m x 4.1m (10' 2" x 13' 5") average.
Built in desking ample power outlets and I.T. connection points. Night store heater

REAR OFFICE 3.m x 2.3m (9' 10" x 7' 7") plus entrance area 1m x .800m (3' 3" x 2' 7")
Built in desking Power and IT outlets Night store heater.

Kitchen. Stainless Steel Sink unit H&C. Sadia over sink water heater. Heated towel rail. wall cupboards.

39 Devon Square NEWTON ABBOT

Parking Space.

There is one allocated parking space included in the rent .
Additional parking could be available at £650 per space per annum

Services

Mains Water, Electricity and Drainage The property is wired with a number of telephone IT connection points prospective tenants should make thier own enquiries as to availability of supply connection.

POSTCODE TQ12 2HH

BUSINESS RATES

Rateable Value £9,400

Rates Payable £3891.60 2010/2011

VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01626 353881

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.