

Established



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

Email: newtonabbot@rendells.co.uk

REF: DRO0900

**BUSINESS UNITS AT THE KINGSTON ESTATE KINGSTON HOUSE
STAVERTON TOTNES
DEVON**

**IN A SUPERB RURAL LOCATION AND SET WITHIN THE BEAUTIFULLY RESTORED
KINGSTON ESTATE WITH ITS ORIGINAL FOUR STOREY PERIOD HOUSE WITH ITS
FUNCTION AND LEISURE FACILITIES.**



**THE UNITS OFFER AREAS RANGING FROM 250 SQ FT UP TO OVER 900 SQ FT WITH
THE OPPORTUNITY TO AMALGAMATE.**

PRICE RENT FROM £8 PER SQ FT

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

Business Units At The Kingston Estate Kingston House Staverton TOTNES

DIRECTIONS

Kingston is situated one mile from the Sea Trout Inn which is in the centre of Staverton. At the crossroads outside the Inn, take the road signposted to Landscope and Kingston. Where the road forks left to Landscope, follow the Kingston signs straight up the hill over Moot Hill Cross, leaving a large Black Barn to the left. The road leads solely to Kingston. On approaching the timber clad building at the bottom of the lane, the road turns left and becomes a private concrete road leading direct to the Business Units. The Business Units are clearly signposted on site.

Within the Estate is a small holiday complex of 9 cottages, finished to a high standard and with a service available from the main Kingston House. The leisure suite includes an in door exercise pool, sauna, spa, gym and billiard room.

The traditional Farm Buildings which are now providing the valuable Commercial Units are set on two sides of a private access drive, with two inner courtyards providing parking. All buildings have been completely re-roofed with joinery repaired or renewed in recent years. Every sympathy has been kept for the style of the original building and each unit is provided with its own three phase electricity supply metered by EDF either as single or three phase depending on the requirements of the tenant.

Each unit is fully carpeted, wired and equipped with power and light systems and heated by night storage heaters.

The telephone system is brand new this year with the latest digital switchboard facilities providing whatever number of extensions required with their own individual DDI numbers so that calls in and out operate as though it is a unique system for each tenant without Kingston House having to transfer calls. All calls are registered and charged through Kingston House Call Logging system which downloads all calls made from each extension in each Group/Unit on a monthly basis.

Broadband is provided in conjunction with hard wired telephone lines ending in a Router or Pod in each unit. The overall package is of high quality, designed to enable a tenant to just walk in, plug in their computers and start work.

Telephone systems are in and the Units are wired with CAT 5 cabling to operate IT systems. Broadband is available on site with a 2 Mg band width as standard.

Communal toilets are provided and maintained by the landlords.

The Units

Unit 3	Cider Store	Ground Floor	31'10" x 18'5" (9.7m x 5.61m)	599 sq ft
Unit 3a	Cider Store	Ground Floor	32'10" x 18'5" (10.01m x 5.61m)	611 sq ft
Unit 4	Cider Store	Ground Floor	13'10" x 8'1" (4.22m x 2.46m)	250 sq ft
Unit 5	Cider Store	First Floor	16'8" x 18'8" (5.08m x 5.69m)	685 sq ft
Unit 5a	Cider Store	First Floor	37'0" x 18'8" (11.28m x 5.69m)	696 sq ft
Unit 6	Rendell's	Ground Floor	30'5" x 16'2" (9.27m x 4.93m)	502 sq ft

Business Units At The Kingston Estate Kingston House Staverton TOTNES

Unit 6a	Rendell's	Ground Floor	13'3" x 16'0" (4.04m x 4.88m)	213sqft
Unit 7	Rendell's	First Floor	53'10" x 16'9" (16.41m x 5.11m)	
Unit 8	Byre	Ground Floor	51'6" x 13'5" (15.7m x 4.09m)	712 sq ft
Unit 9	Corner Area	First Floor	23'2" x 14'10" (7.06m x 4.52m) (and 11'3" x 7'0" (3.43m x 2.13m) (369 sq ft

Some of the above Units have been created by sub dividing larger Units and these can be reverted to their original state if required.

Business Units At The Kingston Estate Kingston House Staverton TOTNES

Restrictive Covenants

1. There is to be no retail selling from any of the Units.
2. There is to be no storage of materials or waste outside the Unit to be rented except where areas have been designated for that purpose.

RENT

Rents are negotiable and subject to the rent tendered it can be fully inclusive. Rents per sq ft will start from £8.00 and rent will include phone and fax lines, broadband. There will be a service charge for the cleaning of common areas. The Insurance of the building will be undertaken by the Landlord and a proportion of the premium will be recovered from the tenant.

RENT REVIEW

The properties will be let on the basis of an Annual Rent Review.

TENANTS RESPONSIBILITY

The tenant will pay for all electricity consumed, business rates, monthly telephone usage payable in arrears to the Landlords as metered, also they will pay for additional telephone and computer extensions, any additional customisation of Unit to suit requirements of Tenant and for any additional office furniture and equipment or other items they will require.

OPTIONAL EXTRAS (Subject to availability)

Tenants will be able to have use of the Garden Suite for conferences and meetings which will seat up to 100 persons and comes with audio vision and sound facilities. There will also be catering and licensed bars provided by the landlord also available if required and the use of Kingston House for prestige meetings. All optional extras would be provided at an additional cost to the rent, where required.

Up to 21 double bedrooms, all graded 5 Star standard and Gold Award standard.
Dinners and lunches for up to 105 persons, menus arranged with our Michelin trained Chef.

RATING AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes.

WASTE CLEARANCE

Under the mandatory Waste Collection system operated by South Hams District Council, all Industrial and Commercial Waste has to be bagged by individual tenants ready for weekly collection. However such, collections must be in the special pre-printed green refuse bags provided by the authority and these are available from the Landlord in packs of ten at cost price.

Business Units At The Kingston Estate Kingston House Staverton TOTNES

FIRE REGULATIONS

The properties comply with first regulations, but the tenant is required to install and maintain fire extinguishers, appropriate to usage and size of the Unit which they occupy and conform with all current legislation and the requirement of the Landlords building insurers.

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.

THE TENANCY

There will be a formal contract Lease in respect to all occupants at the Kingston Estate, such agreements will ensure security of tenure to each of the tenants, subject to compliance with the conditions of those agreements.

Whilst the current arrangement on the lease contract is devised in order that tenants can have a flexibility and the ability to terminate their tenancy early, such terms are negotiable subject to the suitability of the applicant tenant.

REFERENCES

Tenancies will be granted subject to contract and to financial character and trade references. Tenants will be charged for the drawing up of the Tenancy Agreement and be further responsible for stamp duty payable in respect to those agreements.

[PHOTOTABLE:A,B]