



MICHELMORE HUGHES

Rural & Commercial Property Management



Office 1, The Cider Warehouse Castle Street, Totnes, Devon TQ9 5DB

Converted office unit in prestigious mixed residential and commercial development. Conveniently located adjacent to the main line railway station and within walking distance of the town centre.

- Adjacent to railway station
- Walking distance to the town
- Parking
- Available soon

£7,500

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Totnes is an historic and popular town situated on the River Dart and centrally located being within 30-40 minutes drive of Exeter and Plymouth via the A38 Devon Expressway, with Torbay and Newton Abbot both within 20 minutes drive away. It is the administrative centre of the South Hams District.

The site is located a few hundred yards away from Totnes railway station, which is situated on the main line that links Penzance with London Paddington and only 5 minutes walk from the town centre.

DESCRIPTION

The Cider Warehouse is an imposing conversion of a three storey traditional stone former warehouse building. For comfortable working and living, double glazing and underfloor heating are installed.

ACCOMMODATION

The offices provide a very high standard of insulation, each have their own efficient electric heating boiler together with internal/external air circulation/exchange systems. There is a lift serving the first floor and separate w.c.'s on the ground floor. Each office has a built-in sink with hot water.

GROUND FLOOR

Office 1 70 sq m (744 sq ft) £7,500 pa.

PARKING

One parking space will be included per office unit. The North street long stay car park is 5 minutes walk away.

TERMS

The units are available to lease on FRI terms, with length of lease by negotiation. A service charge of £2 per sq ft will be applicable. Rents and service charges will be subject to VAT.

BUSINESS RATES

Office 1 currently has a Rateable Value of £6,400. This is not the amount payable, and qualifying businesses may be eligible for full exemption if entitled to Small Business Rates Relief.

Interested parties are advised to make enquiries with the rating authority, South Hams District Council.

EPC

Band C (71)

VIEWING

Viewing by appointment with the agents, Michelmores Hughes Stags 01803 865116 or commercial@stags.co.uk.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
Tel: 01803 866130
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			