

Established

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NEWTON ABBOT ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

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REF: DRN00214

**39 Devon Square,
Newton Abbot, Devon,
TQ12 2HH**

Newton Abbot centrally situated refurbished office accommodation available to let as individual rooms. Close to banks and all amenities and only a short walk from the railway station.



* Central Situation * Available as Individual Rooms * Secure Intercom Entry*
* Wifi * Modern Rointe Electric Radiators * Wifi Room Thermometers *

PRICE FROM £80 PER WEEK

39 Devon Square, Newton Abbot, Devon, TQ12 2HH

Situation:

39 Devon Square stands 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 on your right hand side.

Description:

Newton Abbot centrally situated refurbished office accommodation available to let as individual rooms. Close to banks and all amenities and only a short walk from the railway station. Ref DRN00214

The accommodation comprises:

Accommodation:

The accommodation is heated by high efficiency Roinge electric heaters controlled by Wifi ON/OFF switches.

Entrance Lobby Door Opening To:

Entrance Hall:

Cloakroom:

Half tiled walls low level W.C.

Front Office/Room (1): 16' 1" x 12' 6" (4.90m x 3.81m)

Window. £87.00 per week - **Let.**

Middle Office/Room (2): 12' 6" x 11' 10" (3.81m x 3.60m)

Built in cupboard, £80.00 per week – **Available.**

Rear Office/Room (3): 13' 4" x 8' 6" (4.06m x 2.59m)

Large built in store cupboard, door and steps down to rear access (fire exit), £55.00 per week – **Let.**

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

Lower Ground Floor Basement: 24' 7" x 21' 0" (7.49m x 6.40m)

This area could be rented in addition to any of the rooms if required as additional storage space. Rent by negotiation - **Let.**

First Floor:

Landing:

Front Office Room (4 & 5) 20' 6" x 10' 10" (6.24m x 3.30m)

Ample power outlets - **Let.**

Middle Office/Room (6): 10' 2" x 13' 5" (3.10m x 4.09m)

Ample power outlets £73.00 per week – **Let.**

Rear Office/Room (7): 9' 10" x 7' 7" (2.99m x 2.31m)

Power points £40.00 per week – **Let.**

Toilet:

Low level W.C.

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Kitchen:

Stainless steel sink unit with hot and cold taps, hot water heater under the sink, Rointe electric heater, wall cupboards.

Parking Space:

One parking space £10.00 per week - **Let.**

Further Parking:

There may be parking in the adjoining car park which would be a separate agreement with the car park owner via the Landlord of 39 Devon Square.

Services:

Mains water, electricity and drainage. Rooms have individual electricity meters. Wifi. Each office has a WiFi thermometer so tenants can monitor the temperature.

Access:

Each office has an individually controlled electronic access system.

Rent:

The first payment is equal to 3 months rent, the second payment is at the commencement of the fourth month of the lease. The rent is then paid monthly by standing order.

Broadband:

Broadband is included within the rent.

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

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From Unfair Trading Regulations 2008.

These particulars are set out for the interested parties and purchasers as a guideline only.

They are intended to give a fair description but not to constitute an offer or contract.

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. 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 their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.

4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. 5) Any area measurements or distances referred to herein are approximate only.

6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.

8) 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 a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.