

# Camborne House

Ref No: 2524

17 Courtenay Park, Newton Abbot, Devon, TQ12 2HD



## Semi Serviced Offices in Central Newton Abbot

ON INCLUSIVE TERMS

A Range of Occupation Options to Suit Small and Medium Size Businesses

Single Rooms From: 183 sq ft (17m<sup>2</sup>)

Simple Lease Agreements • Parking • Secure Entry System

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# Camborne House

17 Courtenay Park, Newton Abbot, Devon, TQ12 2HD

## LOCATION

The property is conveniently situated on Courtenay Park close to the southern side of Devon's Square; a favoured location with many local professional firms in Newton Abbot. Camborne House is approximately 2 minutes walk from Newton Abbot Mainline Railway Station and a similar distance from the shops and amenities of Queen Street and the town centre.

## DESCRIPTION

The property is an attractive Grade II Listed Semi-detached Victorian property with office accommodation over 3 floors. A large car park to the front provides one space per office and further visitor parking.

The accommodation briefly comprises:-

### SEMI SERVICED

The offices are offered on a room by room basis with rents to include Gas Central Heating, Lighting, Water, Communal Cleaning, and Maintenance.

### SERVICE CHARGE

A small service charge is levied for management and insurance purposes.

### FACILITIES

Video/Intercom Door Entry System, Network Cabling, Well Equipped Kitchen, WC's, Intruder and Fire Alarms, Basement Archive Space. All rooms are sub metered for electricity used from power points.

### BUSINESS RATES

Units are all separately rated and therefore are exempt from Business Rates until September 2018 (Subject to Small Business Status).

## ACCOMMODATION

### GROUND FLOOR

OFFICE 101	22m <sup>2</sup>	(237 sq ft)	LET
OFFICE 102	20m <sup>2</sup>	(215 sq ft)	LET
OFFICE 103	13m <sup>2</sup>	(140 sq ft)	LET
OFFICE 104	17m <sup>2</sup>	(183 sq ft)	LET

### FIRST FLOOR

OFFICE 202	22.5m <sup>2</sup>	(242 sq ft)	LET
OFFICE 204	22m <sup>2</sup>	(237 sq ft)	LET
OFFICE 205	13m <sup>2</sup>	(140 sq ft)	LET
OFFICE 206	18.5m <sup>2</sup>	(200 sq ft)	LET
OFFICE 207	14m <sup>2</sup>	(151 sq ft)	LET
OFFICE 208	10m <sup>2</sup>	(108 sq ft)	LET

### SECOND FLOOR

OFFICE 300	6m <sup>2</sup>	(64 sq ft)	
OFFICE 301	26m <sup>2</sup>	(279 sq ft)	
<b>(Office 300 and 301 - £360 PCM + £35 S/C)</b>			
OFFICE 302	24.5m <sup>2</sup>	(263 sq ft)	
OFFICE 303	14.4m <sup>2</sup>	(155 sq ft)	
<b>(Office 302 and 303 - £450 PCM + £45 S/C)</b>			

### BASEMENT

## ENQUIRIES AND VIEWING

Please contact the Agents, Bettesworths for further information and to arrange viewings. Tel. 01803 212021.

## EPC RATING 'E'



www.bettesworths.co.uk  
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