

4 Birdwood Court

Ref No: 3720

Totnes, Devon, TQ9 5SG



Extensive First Floor Office Accommodation in Town Centre

Currently Arranged as a Number of Medium and Large Office Spaces

Total Internal Area Approx 207m² (2,233 sq ft)

Five Allocated Parking Spaces

New Lease - Terms to be Agreed

Annual Rental of £18,250

Interested in this property?
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LOCATION

Totnes is a vibrant and market diverse town located in the South Hams, well renowned for its large number of independent retailers, coffee shops and eateries it proves to be a popular destination year round for both residents and tourists. Providing a link from Torbay to Plymouth via the A385 the town is well centred for those looking for a business location in the South Devon area.

DESCRIPTION

Overlooking the market square the first floor office accommodation is currently arranged as a mixture of medium and large office spaces. However, could be amended to provide open plan accommodation to suit the occupier. Due to the flexibility of the accommodation offered, the premises may also be suitable for a variety of other uses (subject to consent).

The accommodation briefly comprises:-

OFFICE 1

18.29m² (196 sq ft)

OFFICE 2

14.08m² (151 sq ft)

OFFICE 3

8.34m² (89 sq ft)

OFFICE 5

21.25m² (228 sq ft)

OFFICE 6

22.94m² (246 sq ft)

OFFICE 7

(Estimated 17.17m²)

OFFICE 8

27.53m² (296 sq ft)

OFFICE 9

17.52m² (188 sq ft)

OFFICE 10

17.99m² (193 sq ft)

OFFICE 11

22.93m² (246 sq ft)

OFFICE 12

19.50m² (209 sq ft)

LADIES & GENTS WC

BUSINESS RATES

2017 List: £14,250.

Please note this is not the Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams District Council.

EPC RATING E

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.lettingbusinesspremises.co.uk



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