

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 (17m²)

Simple Lease Agreements • Parking • Secure Entry System

Rents From: £250 PCM Inclusive

Monthly Rental of £250

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Camborne House

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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 ²	(237 sq ft)	LET
OFFICE 102	20m ²	(215 sq ft)	LET
OFFICE 103	13m ²	(140 sq ft)	LET
OFFICE 104	17m ²	(183 sq ft)	LET

FIRST FLOOR

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

SECOND FLOOR

OFFICE 300	6m ²	(64 sq ft)	
OFFICE 301	26m ²	(279 sq ft)	
(Office 300 and 301 - £425 PCM + £35 S/C)			
OFFICE 302	24.5m ²	(263 sq ft)	
OFFICE 303	14.4m ²	(155 sq ft)	
(Office 302 and 303 - £550 PCM + £70 S/C)			

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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