

# Olympus House

Ref No: 3398

Olympus Business Park, Kingsteignton Road, Newton Abbot, Devon, TQ12 2SN



Modern Purpose Built, Self-Contained Office on Popular Business Park

Approximately 460m<sup>2</sup> (4,950 sq ft) Net Internal Area

Ample Parking and Easy Arterial Access

Excellent Mix of Open Plan Working Space, Meeting Rooms, Private Offices & Staff Welfare Facilities

New Lease - Terms to be Agreed

Annual Rental of £40,000

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## LOCATION

Olympus House is located on Olympus Business Park, a popular development of business units on Kingsteignton Road in Newton Abbot, between the race course and the town centre.

The estate is located approximately half a mile from the Kingsteignton junction of the A380 dual carriageway, which links Teignbridge, Torbay and South Devon to Exeter, Plymouth, The M5 and the wider Motorway network beyond. Newton Abbot mainline railway station is approximately half a mile distant providing national mainline railway services.

## DESCRIPTION

The property comprises a large purpose built office premises with accommodation over ground and first floor level. The accommodation provides a mix of open plan, private and meeting room accommodation with staff welfare facilities. Much of the internal space is flexible and can be adapted to suit a variety of office accommodation requirements.

The office has an intruder and fire alarm, double glazing, gas central heating and air conditioning. Cat 6 cabling runs mainly via perimeter trunking and ceilings are mainly suspended grids with inset lighting. Dedicated Fibre Optic Broadband available to the building if required.

The reception and ground floor meeting rooms present an excellent first impression to clients and customers and ample car parking provision is a rare luxury for an office this size, in this location.

Accommodation available comprises the following approximate dimensions and areas:-

### OPEN ENTRANCE RECEPTION

157' 6" (48m)

### MEETING ROOM

47' 7" (14.5m)

### PRIVATE OFFICE

69' 11" (21.3m)

### ACCOUNTS OFFICE

196' 10" (60m)

### FILE STORE

46' 11" (14.3m)

### BREAK ROOM

94' 8" (28.86m)

### KITCHEN

12' 6" (3.8m)

### DISABLED ACCESS WC

### BOARD ROOM

83' 6" (25.45m)

### FIRST FLOOR

### MAIN OPEN PLAN OFFICE

572' 6" x ' " (174.5m x m)

### PARTITIONED INNER OFFICE

146' 11" (44.78m)

### KITCHEN

29' 0" (8.84m)

### MALE & FEMALE WC'S

### MEETING ROOM

21' 11" (6.68m) A layout plan can be seen over leaf.

## OUTSIDE

Olympus Business Park has a large central parking facility and car parking spaces for approximately 20 vehicles will be made available for the occupier of Olympus House.

## LEASE

The property is available by way of a New Full Repairing and Insuring Lease, for a term of years to be agreed by negotiation.

## RENT

£40,000 per annum exclusive.

## VAT

VAT is chargeable upon rent.

## RATEABLE VALUE

We are informed by the Valuation Office Agency (VOA.gov.uk) that the following Rateable Value applies:

2017 List: £33,750.

**Please note: This is not Rates Payable.** For more information on estimated Rates Payable please contact the Local Billing Authority, Teignbridge Council or the Agents.

## LEGAL FEES

Each party will bear their own legal costs in any leasehold transaction.

## EPC AWAITED

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths.

## 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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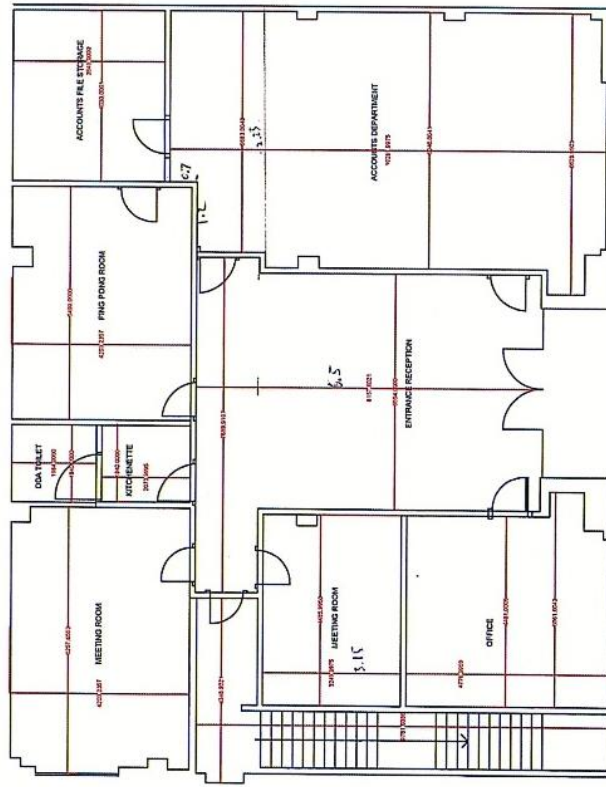


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DATE	REV	BY	REVISION DETAILS

PROJECT	WFC OFFICES		
TENANT	WFC CONTRACTORS		
ARCHITECT	OLIVIA EDWARDS		
DESIGNER	OLIVIA EDWARDS DESIGNS		
DATE			
BY			
CHECKED			
SCALE			
PROJECT NO			
DATE			
DRAWN			
CHECKED			
TITLE	EXISTING GA GROUND FLOOR		
DATE	19/09/2016	SCALE	
DRAWN	OE	CHECKED	
		PROJECT NO	1706/16/A



GROUND FLOOR

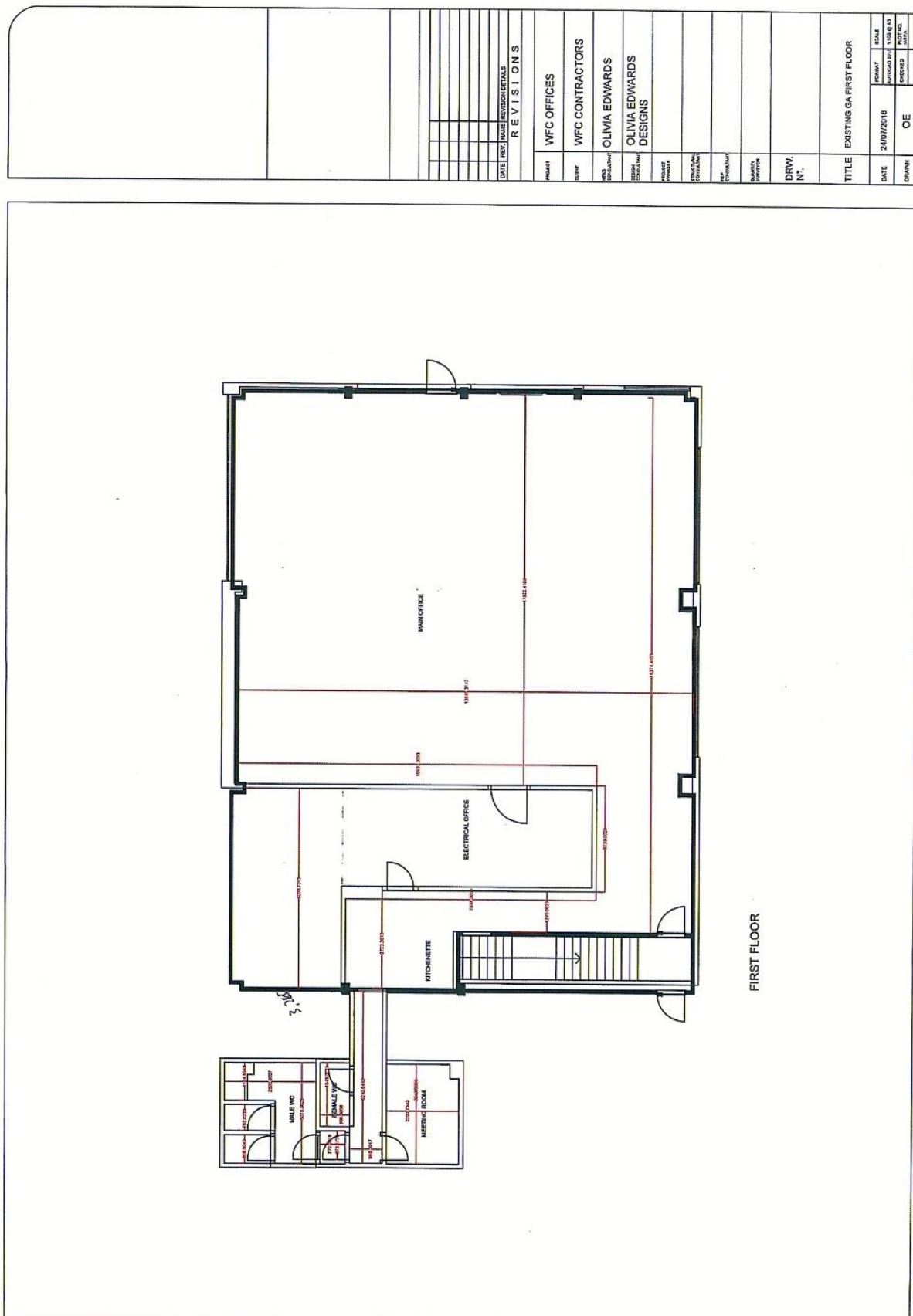
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
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TQ1 1BB



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