



OFFICE WITH PARKING

TO LET

Unit 2, Archant House, Babbage Road, Totnes, TQ9 5JA

Summary

- MODERN SELF-CONTAINED OFFICES WITH 5 PARKING SPACES
- 1,599ft² /149m²
- TOWN CENTRE LOCATION, NEAR STATION

Location

Totnes is a market town in South Devon, 7 miles west of Torbay and 25 miles East of Plymouth. Exeter lies 35 miles north. The town straddles the River Dart at its lowest fixed road crossing and is therefore a focal point for the Borough of The South Hams. It enjoys a lively, mainly independent retail trade although there is a major supermarket. The town is connected by a mainline railway station with services to London (Paddington) in under 3 hours and the A38, which links to the M5 at Exeter, is approximately 7miles to the north and west.

Babbage Road, forms the spine of the town's main industrial and trade estate and the subject property is at the northern end, in a prominent position. Nearby occupiers include Royal Mail, Wincanton, Riviera Windows and Graham Group.

Description

The property comprises part of a converted former factory, of steel portal frame construction with profile steel cladding and block walls, offering open plan offices with 3 demountable partitioned offices, fully fitted kitchen, and male/female WCs. The specification includes some structured IT cabling, LED lighting in suspended ceiling, air-conditioning and carpet throughout.

Externally there are 5 allocated car parking spaces.

Services & Energy Performance

Mains Water, Electricity and Drainage are supplied to the property. EPC: to be confirmed.



Terms of Availability (subject to contract)

The property is available immediately and is offered by way of a new lease on flexible terms, at an initial rent of £17,500 per annum, exclusive. VAT is payable on rent and service charge.

A small service charge is levied for the upkeep of external and common parts.

Business Rates

Rateable Value (2023): £18,500
UBR multiplier 2023/24: 51.2p in the £

Planning / Use

B1 offices (and light manufacture) are permitted.
The local planning authority is South Hams District Council.

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

All prices quoted excludes VAT where applicable at the prevailing rate.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com

