

TO LET

TOWN CENTRE SECOND FLOOR OFFICES COMPRISING A TWO OFFICE SUITE IN A CENTRAL LOCATION

Office suite of Approx. 34 sq.m (370 sq.ft)

**SUITE 5 SECOND FLOOR, BRIDGE HOUSE,
COURTENAY STREET, NEWTON ABBOT, DEVON, TQ12 2QS**



A new flexible lease is available on this second floor Office suite, in a prominent office building in the centre of Newton Abbot, adjoining the prime retail area of Courtenay Street and Queen Street and several large public car parks. These spacious, light and airy offices available on a flexible lease, offer a very cost-effective way of establishing a 2 room office base in this sought after town centre.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SERVICES

Mains water, drainage and electricity are available to the building, with the electricity separately metered to the suite. We understand that high speed Broadband is also available.



LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transaction.

RATES

Rateable Value: -

Suite 5 - £3,050 (2026 Valuation)

We understand that up to a 100% reduction in the rates payable may be available under the Small Business Rate Relief Scheme.

For further details as to whether you or the property qualify for this relief, please contact Teignbridge District Council Business Rates Department (01626 361101)

VAT

We understand that VAT is payable on the rent on this occasion.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0464)



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Mob. 07831 273148

Email. tn@noonroberts.co.uk

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Energy performance certificate (EPC)

Suite 5 Bridge House Courtney Street NEWTON ABBOT TQ12 2QS	Energy rating E	Valid until: 18 July 2028 Certificate number: 0930-8970-0308-5120-8044
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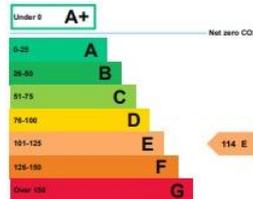
Property type	B1 Offices and Workshop businesses
Total floor area	34 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

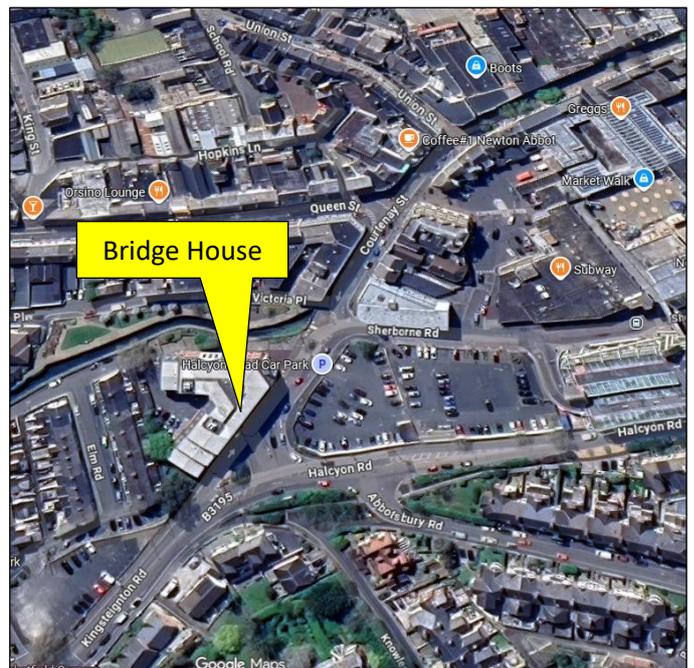
Properties similar to this one could have ratings:

If newly built

26 B

If typical of the existing stock

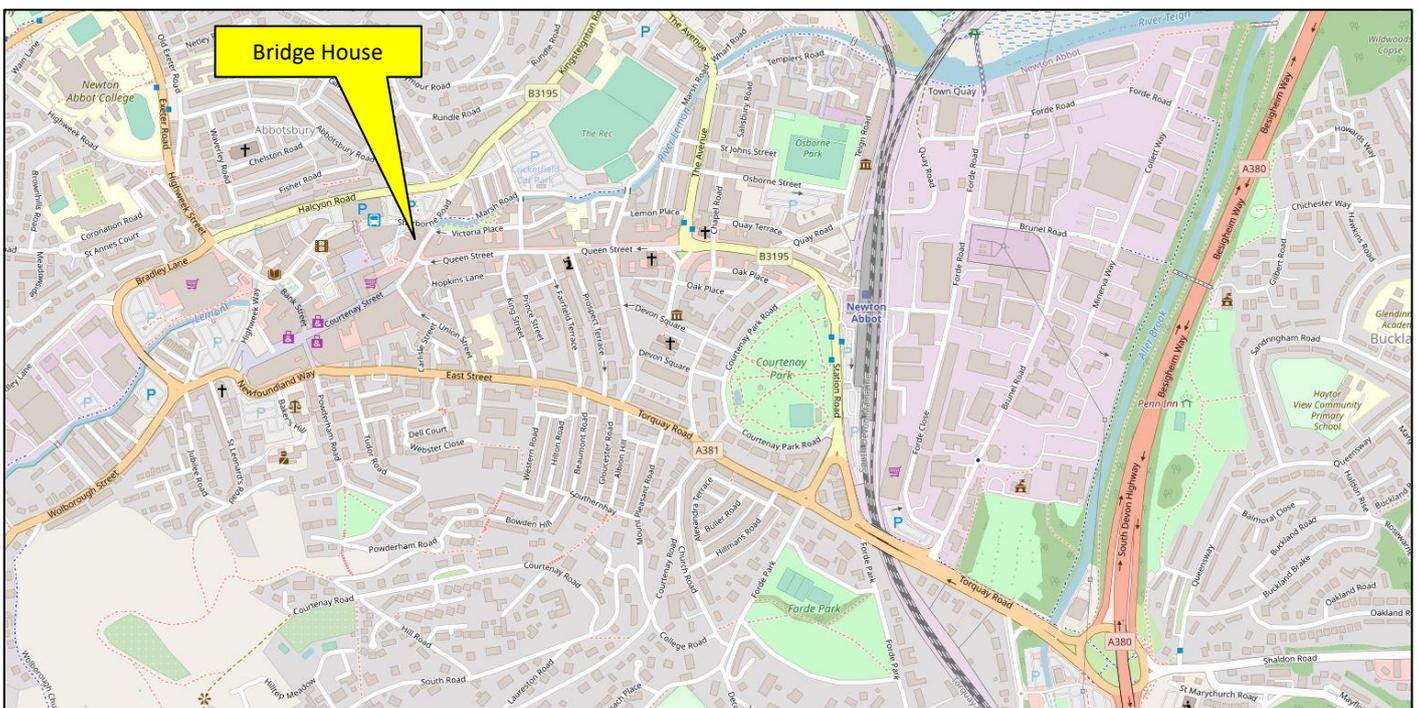
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.