

# FOR SALE

## RECENTLY REFURBISHED OFFICE PREMISES ON GROUND AND 1<sup>ST</sup> FLOORS AT THE ENTRANCE TO THIS POPULAR INDUSTRIAL ESTATE ON THE EDGE OF TOWN

Ground Floor Office of approx. 50 sq.m (540 sq.ft) with First Floor Office of 31.8 sq.m (343 sq.ft) so totalling some 82 sq.m (882 sq.ft)

**OFFICE PREMISES, BABBAGE ROAD, TOTNES, DEVON, TQ9 5JA**



These well-located Office premises offer a Ground Floor Office with toilets and kitchen, plus a 1<sup>st</sup> floor suite of 2 rooms with a toilet and shower, and accessed externally via the side staircase. The premises are located at the entrance to this busy estate, with an ability to park one car on land adjoining. The premises would suit a variety of businesses.

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#### SITUATION AND DESCRIPTION

The premises are located in a prominent location just off the main spine road running through the sought after Babbage Road trading estate on the edge of Totnes. Babbage Road is conveniently located on the edge of the town with excellent road communications to Torquay, Paignton and Torbay in one direction or Buckfastleigh, Ashburton, Newton Abbot and the A38 dual carriageway linking Exeter and Plymouth in the other. Exeter and the M5 Motorway are approximately 25 miles distant providing excellent access to the National motorway network together with links to the A30/A303 to Okehampton, Cornwall, Honiton and London.

The premises have recently been refurbished including redecoration and recarpeting and are ready for occupation. The accommodation is arranged as Offices on the Ground and First Floors with a kitchen on the ground floor, and toilets on ground and first floors. The first floor is currently accessed via an external metal staircase, but this means that both floors are self contained and if an owner wanted to occupy one or the other, they would be able to let the surplus space to produce an income. The premises would therefore suit a wide variety of potential occupiers, subject to any necessary consents.

#### ACCOMMODATION

Brief details of the accommodation, with approximate internal dimensions are as follows: -

#### GROUND FLOOR

##### Office No 1

**8.49m x 5.22m plus 3.90m x 1.47m  
(27'10" x 17'2" plus 12'9" x 4'10") max**

Glazed entrance door into open plan office with recessed entrance mat. Windows to 4 elevations. Carpeted. Strip lighting and power as fitted. Radiators. Arranged as 2 areas with low partition.



##### Kitchen

**2.19m x 1.76m (7'2" x 5'9") max**

Range of base units under worktop with inset stainless steel sink and single drainer. Space for fridge under. Ideal gas fired wall mounted central heating boiler.



##### Ladies Toilet

Low level WC suite with wash hand basin. Window. Radiator.

##### Gents Toilet

Low level WC suite with wash hand basin. Window. Radiator.

#### FIRST FLOOR

An area to the side of the property which has previously used for a parking space also provides access to a metal staircase which leads up to a landing with glazed door into a ...

##### Office No 1

**4.46m x 3.62m (14'8" x 11'10") max**

A light and airy space with windows to 2 elevations. Radiators. Strip lighting. Power as fitted. Doorway leads through to .....

##### Office No 2

**4.38m x 3.59m (14'4" x 11'9") max**

Window to the rear. Radiator. Carpeted. Strip lighting and power as fitted. Constructed within this area is a ....

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#### Toilet

Low level WC suite and pedestal wash hand basin. Window to rear. Shower cubicle with Mira mixer shower. Part tiled walls.

#### EXTERNALLY

To the side of the property is an area of grass which has in the past been used by the current owners as parking for one, or possibly 2 small cars.

#### BUSINESS RATES

Rateable Value: - £7,100 (2026 valuation)

We understand that a reduction of up to 100% could be available for the premises under the Small Business Rates Relief Scheme. To see if you or the premises qualify for this discount please contact the Business Rates department at South Hams District Council on 01803 861234.

#### PRICE AND TENURE

Offers are sought in excess of £110,000 for the freehold of this recently refurbished property in a prominent location at the entrance to this sought after business Park.

#### VAT

We understand that VAT is not payable on the sale price.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises a copy of which is shown opposite. A full copy is available to download from the web site. The rating is: C 71

#### SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises.

#### LEGAL COSTS

Each party to bear their own legal costs involved in the disposal of the property.

#### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0914)



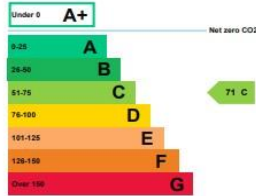
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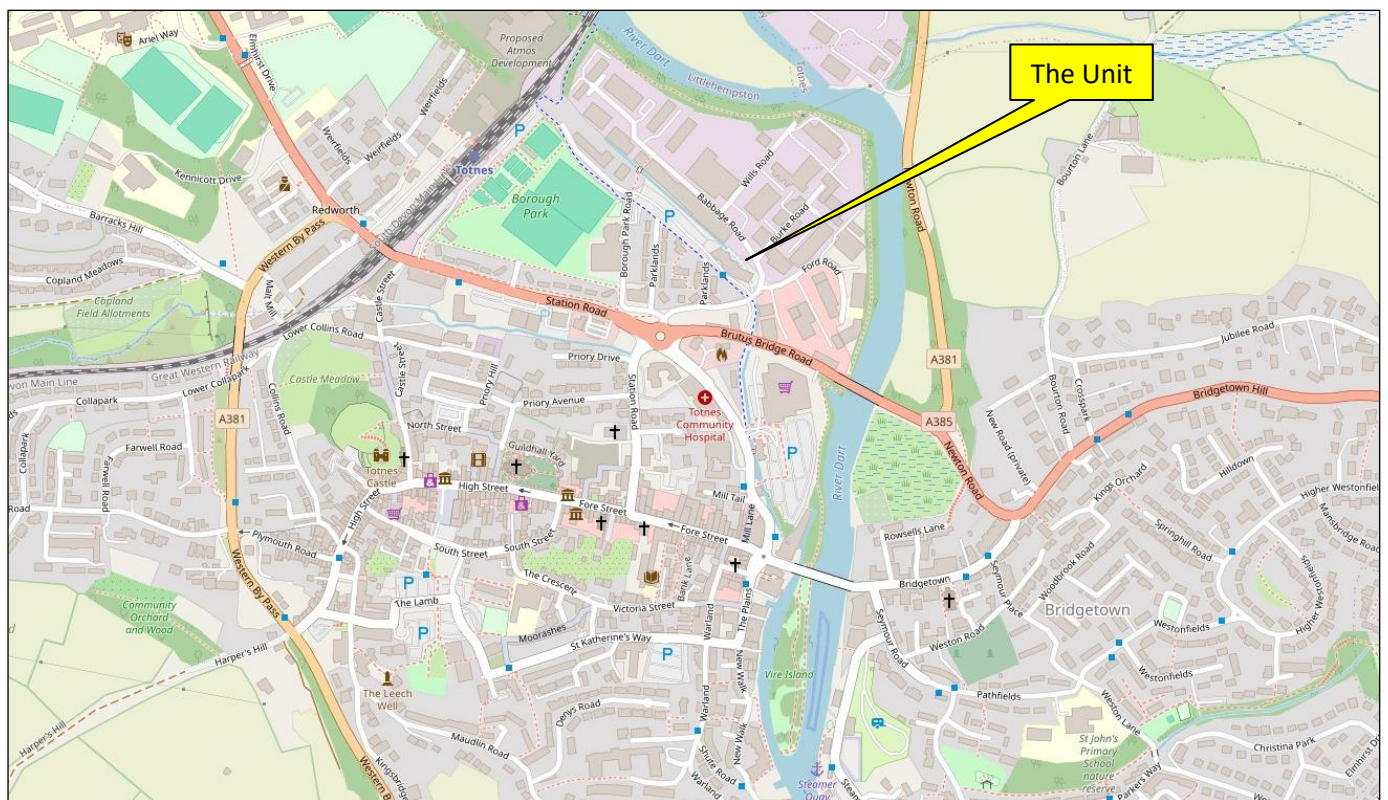
Energy performance certificate (EPC)		
Woodgate & Clark Biddings Road TOTNES TQ9 5JA	Energy rating <b>C</b>	Valid until: 27 November 2032 Certificate number: 8389-2040-5280-4104-4677
Property type	Offices and Workshop Businesses	
Total floor area	80 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is C.		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.
		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built	19 A	
If typical of the existing stock	74 C	



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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.