



To Let

£4,300 pax

Suite C Modbury House, New Mills Industrial Estate,
Modbury, Ivybridge, PL21 0TP

285 Sq Ft
(26.5 Sq M)

Summary

- Modern office building
- On site car parking
- Small suite
- £4,300 pax
- Flexible terms available

Location:

Located in Modbury on the A379. The property is within close proximity to Kingsbridge, Ivybridge and Plymouth with the A38 just over 5 miles to the north.

Description:

The office suite is located on the ground floor of the property, accessed from the communal entrance lobby. The property benefits from communal kitchen and toilet facilities along with a communal meeting room for the use of all tenants. On site car parking is available and this suite will be demised one space.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement First Edition on a net internal basis.

	sq m	sq ft
Suite C	26.5	285

Service charge:

A service charge is levied for the upkeep of the communal areas which includes communal kitchen and toilet facilities and a communal meeting room for the

use of all tenants. The service charge also includes electricity to the suites.

Services:

It is understood that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B(48)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £3,600. Therefore making the approximate Rates Payable £1,796 per annum for 2024/25.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with South Hams District Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The suites are available on Effective Full Repairing and Insuring Law Society Agreements. Flexible terms available.

Legal fees:

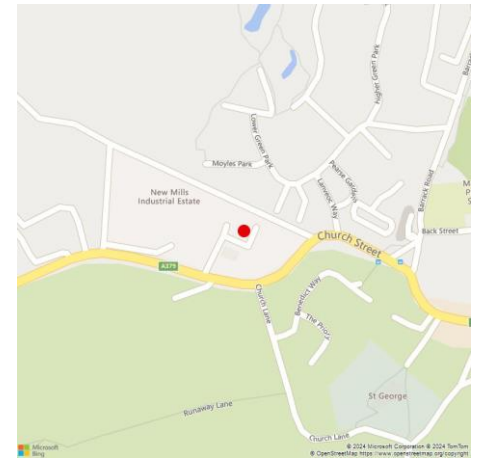
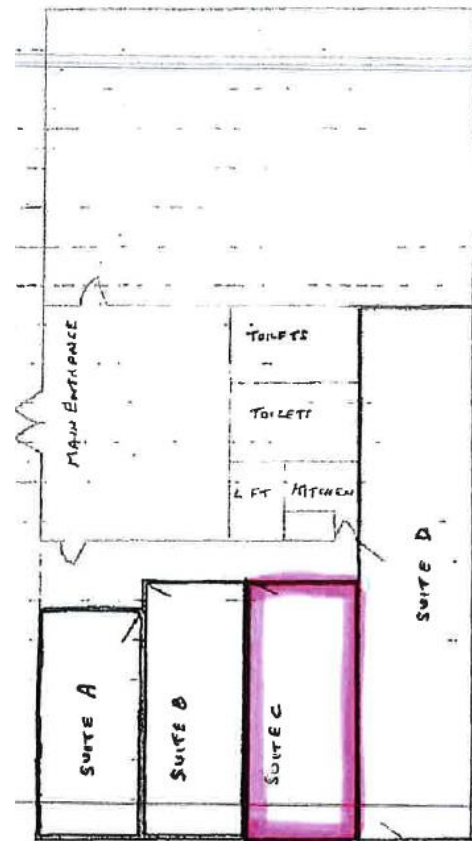
Each party to be responsible for their own legal costs in relation to this transaction.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Joanne High

Tel: **07525 984443**

Email: jhigh@vickeryholman.com

Carys Makelis

Tel: **07841 150716**

Email: cmakelis@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT