



UNITS TO LET
DUCHY SQUARE CENTRE, PRINCETOWN

SOUTH WEST
norse



Inside of former Gallery

Welcome to the Duchy Square Centre

Duchy Square was built in 2008 to provide workshop and office space to support the local economy. Originally designed to high specification to support the arts and creative industry, enquiries are still invited from people working in these sectors, but it is now a multi-purpose business centre so a wide range of uses are invited.



Outside of former Gallery

Units range in size from 10 to 73 square metres (i.e 108 to 784 sq ft). The units have gas central heating and almost all have a sink and hot water. All units have windows and ample power & data points to facilitate broadband connections. There are shared WCs on both floors. There are ten display windows which are available separately to tenants.

The first floor 10sq m and 15sq m units have clear openable roof lights providing extremely good natural light, which is ideal for artists.



15m² Unit

The former gallery is particularly attractive being two storeys high with light coming in from apex roof windows, underfloor heating and a separate door to the forecourt.

There is an intruder alarm and an attendance board and lift to the first floor. There is a weekly cleaner for the shared areas who doubles up as a caretaker. There is 24/7 access.

In 2022 Openreach installed the very latest Ultrafast full fibre broadband. Tenant's need to arrange their own contract from providers.



Car park—Three cars allowed for Duchy Square tenants

There is limited parking (3 spaces) at the rear, and free parking for up to three tenants' cars by permission of the Duchy of Cornwall in the adjacent large car park.



Corridor



Three parking spaces at rear

Current tenants include offices, an artist, a jewellery maker, a web designer, an upholsterer, and an ice cream maker.

Lease Terms

The sensibly priced rents are inclusive of almost all premises related costs including heating and water. The rent is fixed for three years. There is no separate service charge. The only additional costs are a moderate electricity re-charge in addition to rent (typically £275 p.a. for a 15 Sq m unit), telephone/internet usage, and tenants' own contents insurance.

Flexible terms. The lease is for three years but a tenant may leave at any time with two months' notice subject to a minimum stay of six months.

All units qualify for small business rates relief. If you have one unit and it is your only business premises you will pay no rates. However prospective tenants are advised to check with West Devon District Council on 01803 801234 or business.rates@swdevon.gov.uk

Please note that once you have moved in you must apply to West Devon District Council for this relief.

The lease terms therefore provide the tenant with known fixed costs with flexibility.

Enquiries are always welcome, even if when all units are let, as a few units become available each year.

Ground Floor

Unit	Size	Inclusive Rent
RG02	30 Sq m	LET
RG04	30 Sq m	LET
RG07	15 Sq m	LET
RG08	15 Sq m	LET
RG10	15 Sq m	£2,750 pa
RG11	15 Sq m	LET
RG12	15 Sq m	LET
RG13	55 Sq m	LET
RG14/15 former gallery	72.9 Sq m	£9,750 pa

Display Window 1sq m	1 Sq m	£150 pa
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First Floor

Unit	Size	Inclusive Rent
RF03	30 Sq m	£3,500
RF04	14:75 Sq m	LET
RF05	30 Sq m	LET
RF09	15 Sq m	£2,750 pa
RF10	17 Sq m	LET
RF11	15 Sq m	£2,750 pa
RF12	15 Sq m	£2,750 pa
RF13	10 Sq m	LET
RF14	10 Sq m	LET
RF15	60 Sq m	£7,500 pa

Energy Performance Certificate HM Government
Non-Domestic Building

Duchy Square Centre for Creativity
Tavistock Road
Princetown
YELVERTON
PL20 6QE

Certificate Reference Number:
0020-0834-8399-2628-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Net zero CO₂ emissions

← **55** This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 729
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 54.29

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

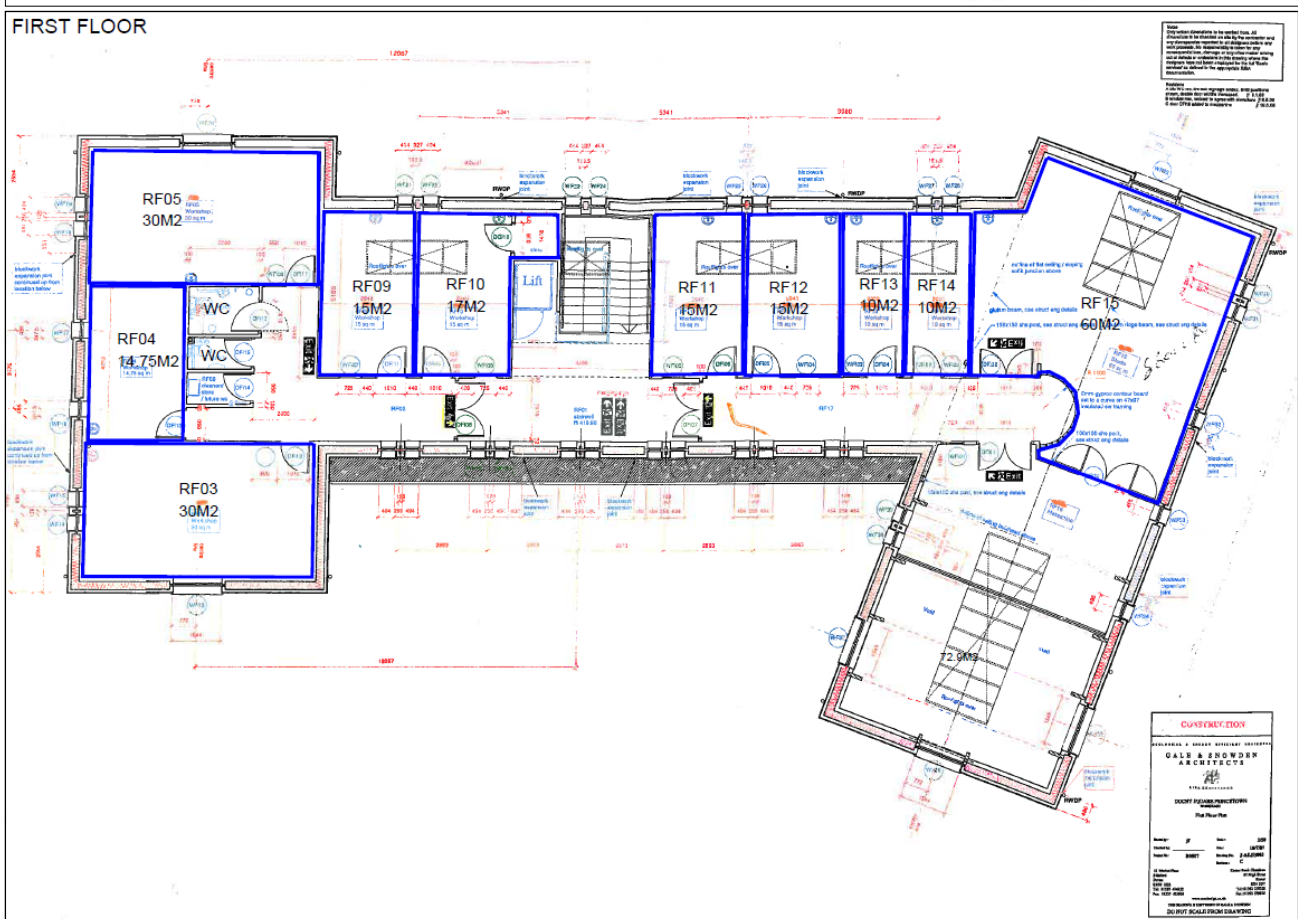
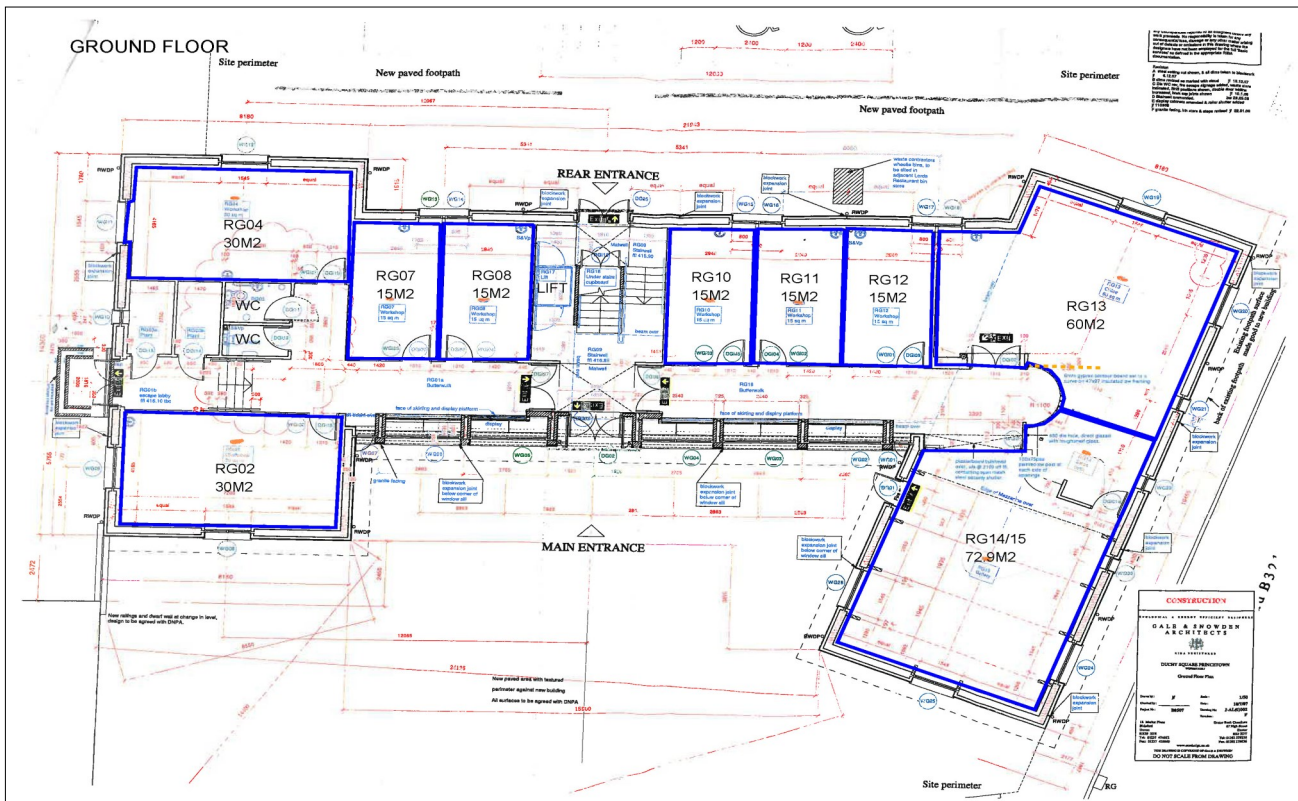
87 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Note: Units RF11 & RF12 could be let as one at a discount.

RG14/15 is 72.9 sq m plus 16.85 balcony.



For more information or a viewing please contact

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