



# TO LET

**UNIT 1, THE BYRE, BERRY POMEROY, TOTNES, DEVON, TQ9 6LH**

**N.I.A OF APPROX. 58.96 SQ M (634 SQ FT)**

- **High quality rural ground floor office suite with 100mb broadband connection.**
- **Only 2 miles from Totnes and 5 miles from Paignton.**
- **Self-contained office suite with kitchenette and WC facilities.**
- **Potential for a range of alternative uses such as leisure.**

## LOCATION

The office suite is located in a rural setting in a traditional barn conversion within the village of Berry Pomeroy, opposite St. Marys Church. Located just off the Totnes to Torquay road which gives easy access to the Totnes town within 2 miles via the A385. There are railway stations in Totnes and Paignton.

## CONTACT

Carter Jonas LLP

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**Stephen Richards**

Partner

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## IMPORTANT INFORMATION

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# UNIT 1, THE BYRE BERRY POMEROY

## DESCRIPTION

Open plan, ground floor office suite within a high-quality barn conversion. The office suite has beamed ceilings, an open plan kitchenette, WC facilities, windows overlooking the surrounding countryside, air conditioning, wooden flooring, LED lighting, wall-mounted uplighters, central heating, security alarm and one cellular office which could be removed if required.

Outside ample parking within two gravelled car parks.

## BUSINESS RATES

Rateable value of £3,700. For verification purposes, interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

New lease on flexible terms to be agreed at a quoting rent of £6,000 per annum plus VAT.

## EPC

EPC rating C.

## SERVICE CHARGE

Service charge of £200 plus VAT per calendar month is payable in addition to cover the buildings insurance, maintenance of the communal areas, health & safety including the fire systems and grounds maintenance for the external areas. Further information can be provided to interested parties.

## BROADBAND

A fee of £85 plus VAT per calendar month is payable as a contribution to the 100mb lease line.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

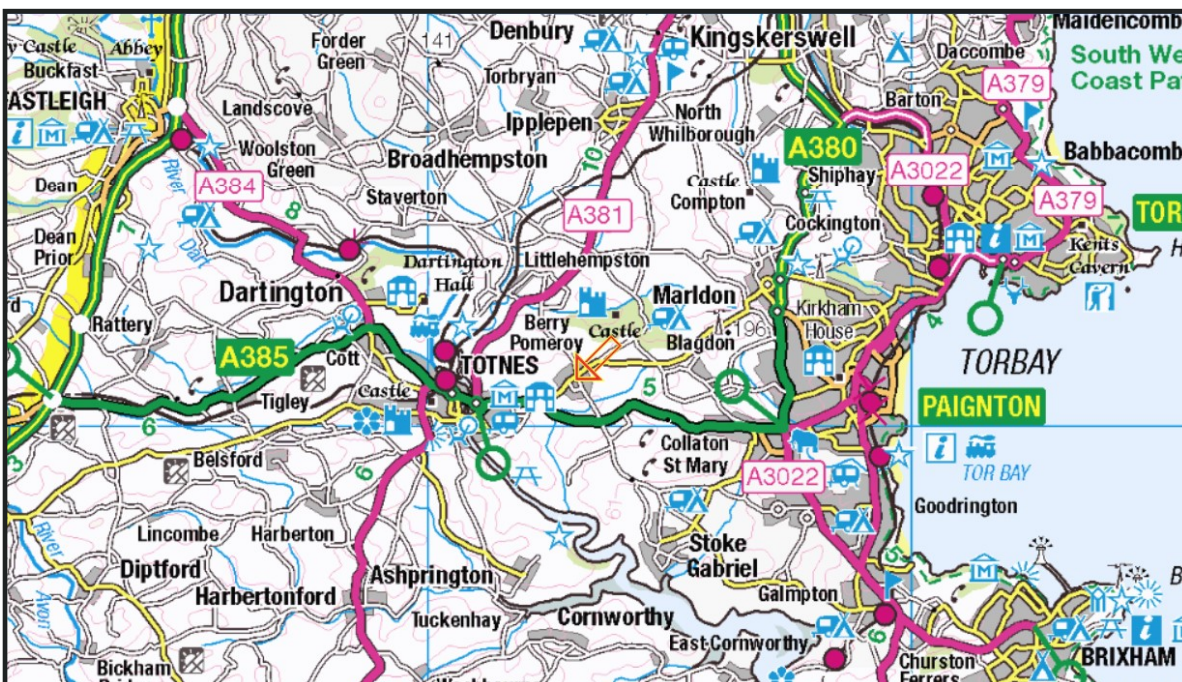
## VIEWINGS

Strictly via the sole agents:

Stephen Richards  
T: 01823 428590

M: 07968 216596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)



SUBJECT TO CONTRACT

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