



TO LET

UNIT 2, THE BYRE, BERRY POMEROY, TOTNES, DEVON, TQ9 6LH

N.I.A OF APPROX. 55.8 SQM (600 SQ FT)

- **High quality rural ground floor office suite with 25mb fibre broadband connection.**
- **Only 2 miles from Totnes and 5 miles from Paignton.**
- **Self-contained office suite with kitchenette.**
- **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 Totnes within 2 miles via the A385. There are railway stations in Totnes and Paignton.

CONTACT

Carter Jonas LLP

Quad 4000, Blackbrook Business
Park, Taunton, Somerset, TA1 2PX

carterjonas.co.uk/commercial

Stephen Richards

Partner

01823 428590 | 07968 216596

Stephen.richards@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale



UNIT 2, THE BYRE BERRY, POMEROY

DESCRIPTION

Open plan, ground floor office suite within a high-quality barn conversion. The office suite has an open plan layout with kitchenette, disabled WC facilities, windows overlooking the surrounding countryside, wooden flooring, LED lighting, wall-mounted uplighters, central heating and security alarm. A cellular office could be constructed if required.

Outside ample parking within two gravelled car parks.

BUSINESS RATES

Rateable value of £5,700. For verification purposes, interested parties are advised to make their own enquiries on 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.

FIBRE BROADBAND

A fee of £85 plus VAT per calendar month is payable as a contribution to the 25mb lease line.

LEGAL COSTS

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

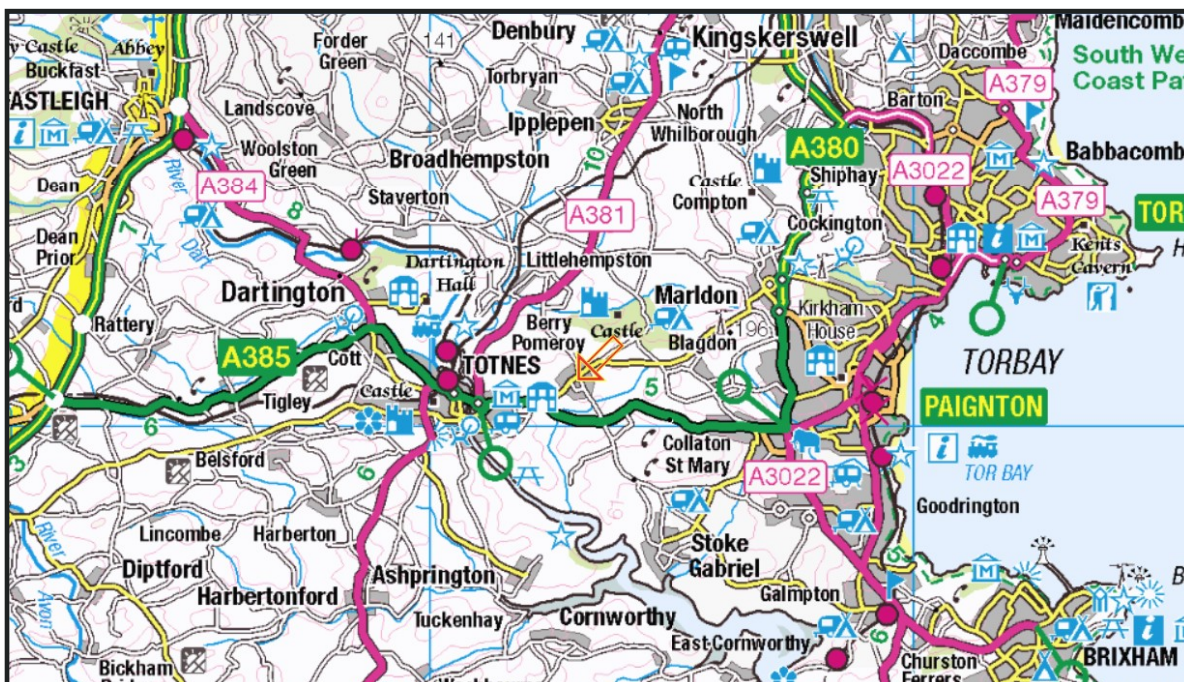
VIEWINGS

Strictly via the sole agents:

Stephen Richards
T: 01823 428590

M: 07968 216596

E: Stephen.richards@carterjonas.co.uk



SUBJECT TO CONTRACT

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

Carter
Jonas