



Raymond Penny House Phoenix Lane  
, Tiverton, EX16 6LU  
**£4,000 P.A**





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## Council Tax Band -

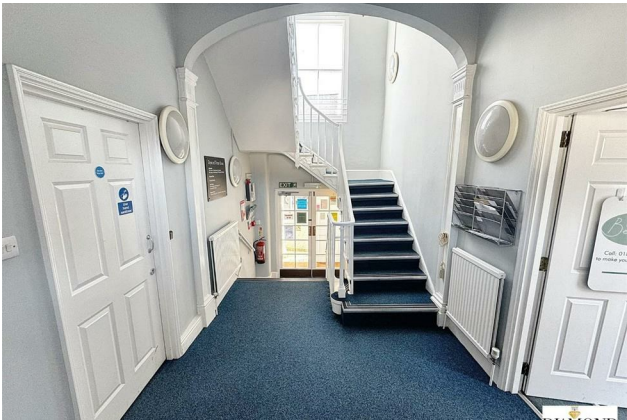
COMMERCIAL OFFICE SPACE AVAILABLE - Situated in the the heart of Tiverton Town Centre with shops and bus station nearby. Raymond Penny House offers a convenient second floor office space accessed with a welcoming communal entrance lobby with stairs leading up to the second floor unit.

The office space currently split with a partition wall offers two rooms that can be reinstated as a large office space if required with its own W.C. measuring 31.85 m2 with numerous power points and data points.

Within the building situated on the lower ground floor there are shared kitchen facilities provided fully serviced and further toilets and changing rooms.

Phoenix Carpark and Market carpark are situated nearby, all enquires are made with MDDC.

£4000 per annum, exclusive of service costs and building insurance contribution.



## Service Charges & Building Insurance

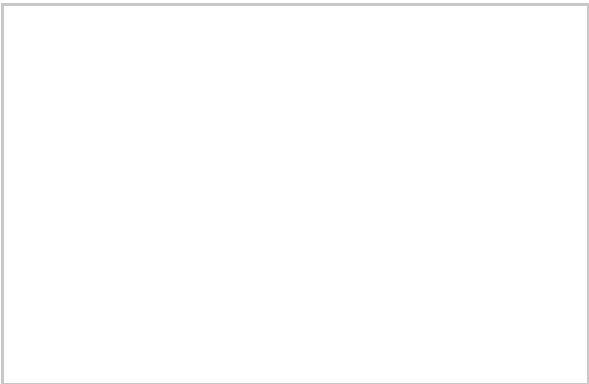
## Letting Information



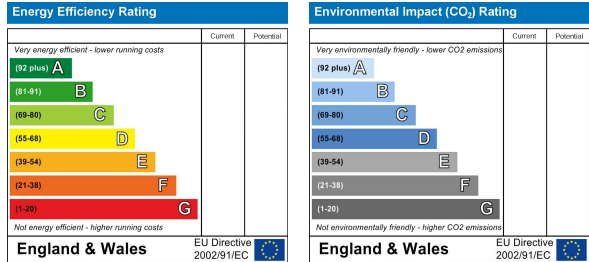
## Area Map



## Floor Plan



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.