



stratton
creber
commercial

property consultants

To Let

Delamore Park,
Cornwood, Ivybridge,
PL21 9QP

Ground and first floor office buildings in a rural setting

Ample on-site parking

A sympathetic conversion of stone barns

Convenient location – 5 minutes from the A38

Gallery 88.2 sq m (950 sq ft)

Unit 2: 66.9 sq m (718 sq ft)

Unit 8: 78.03 sq m (840 sq ft)

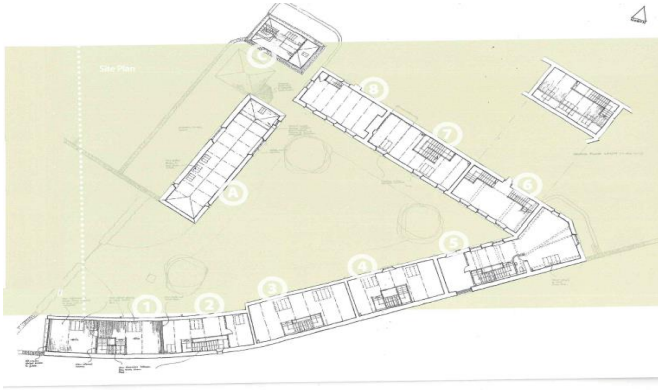
Viewing by prior appointment with
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Location

Delamore Park is a new development situated in the historic Delamore Park Estate which is located in the small village of Cornwood in the Yealm Valley on the southern borders of the Dartmoor National Park, 5 minutes from the A38.

Cornwood itself is located within the South Hams Local Authority and historically formed part of the 'Ermington Hundred'. It has over 10,000 acres of land in its Parish, extending 6 miles northward along the hills and dales of Dartmoor.

Description

The accommodation consists of 8 terraced and mid-terraced stone barns which have been sympathetically developed for commercial office use.

The offices are heated using an environmentally friendly Earth Energy ground source heat pump system. The units are roofed with natural slate with galvanised gutters and drainpipes set against the natural stone of the walls. The interiors boast phone and Broadband connections with power provided by a single phased capped supply, whilst the floor is overlaid by solid wood. Disabled toilets are included in every unit as well as kitchen facilities. The offices are DDA compliant.

There is vehicular access via the existing entrance at the south-west end of the site to the communal parking area providing in excess of 70 parking spaces.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Unit 8:	78.03 sq m	840 sq ft
Unit 2:	66.9 sq m	718 sq ft
Gallery	88.2 sq m	950 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on fully repairing and insuring terms. We are quoting a rent of £10 psf.

Rateable Value

We understand that the properties are shown in the 2023 Rating List as follows:

Gallery	£9,800
Unit 8:	£5,400
Unit 2 :	£5,100

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk

Energy Performance Certificate (EPC)

The EPC rating for the property is:

Unit 2 : B (45)

Unit 8: A (24)

Gallery – Listed building

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12190



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