



TO LET

On the instructions of:



Ground floor Templar House, Collett Way, Newton Abbot TQ12 4PH

Summary

401.45 sq m - 4,320 sq ft

- Ground floor office suite – available as a whole or in two parts
- Suite A (left side) 209.16 sq m (2,250 sq ft)
- Suite B (right side) 191.31 sq m (2,060 sq ft)
- 15 on site car parking spaces
- Good access to A380 dual carriageway to Exeter or Torbay
- Good access to town centre

**William
Lean**

Commercial
Property and
Development
Consultants

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Ground floor layout



GROUND FLOOR

Location

Templar House is situated fronting Collett Way at the northern end of the Brunel Estate and lies just to the west of the A380 Exeter – Torbay dual carriageway, accessed from the Penn Inn roundabout just to the south. The building, together with Millwood House, is set within a secured site with ample on-site car parking for both buildings. Newton Abbot racecourse lies just to the north-west.

Description

Templar House is a purpose built 3 storey office building of cavity wall construction with part brick facing and part panelled elevations, under a shallow pitched insulated steel sheet covered roof with a range of Solar PV panels on the south-east facing slope. Windows to the building are all uPVC double glazed units. There is a main front entrance door with security code access leading to a communal lobby area with access to the ground floor offices from both sides of the hallway. There are male, female and disabled access WCs at this level. Security door provides access to stairs and lift to the upper floors (which are being retained and occupied by Westward Housing).

There are 15 car parking spaces on site allocated for the ground floor office accommodation which will be in part at the front of the building with the remainder to the rear.

Accommodation

The ground floor offices are accessed from either side of the central entrance hallway. The left side comprises a large open-plan office to the front and side, with a private office room, storeroom and kitchen area at the rear. There is also a private interview / meeting room.

The right side also comprises a large open-plan office area with a small staff break-out area at the rear.

If the accommodation is to be let in two parts, the right side will have a small kitchenette installed – to mirror the existing in the left side.

The offices have full suspended ceilings throughout with recessed Cat II lighting units. There is ample power supply to a combination of Cat 5 perimeter trunking and by way of raised floor units. Heating is by way of individual thermostat-controlled wall-mounted electric panel heaters.

Floor areas

	Sq.M	Sq.Ft.
As a whole	401.45	4,320
If let in two parts		
Left side (south)	209.16	2,250
Right side (north)	191.31	2,060

(Measurements given as Net Internal Areas)

Services

Mains Electricity, Water & Drainage services are connected to the building. There are solar PV panels on the roof which feed into the building system.

Business Rates

The Valuation Office Agency website confirms a single assessment for the whole building. The ground floor office element within the current assessment shows a Rateable Value (RV) of £44,000 – but this will need to be reassessed at the point of letting. Rates payable will be in the order of 50% of the RV but interested parties should make their own enquiries to Teignbridge District Council.

Energy Performance Certificate

The building has a current EPC rating in Band C – score 56 valid to September 2025. A new EPC for the ground floor element in isolation has been commissioned and will be made available in due course.

Lease terms.

The ground floor suite is offered on a new minimum 5 year lease term on internal repairing and insuring terms, linked to a service charge in respect of maintenance and upkeep of the exterior and common parts, recharged on a proportionate basis.

Rent

On application to the Agents. Payable quarterly in advance.

Legal costs

The incoming tenant will be responsible for both party's legal costs incurred in the preparation and completion of the lease agreement.

VAT

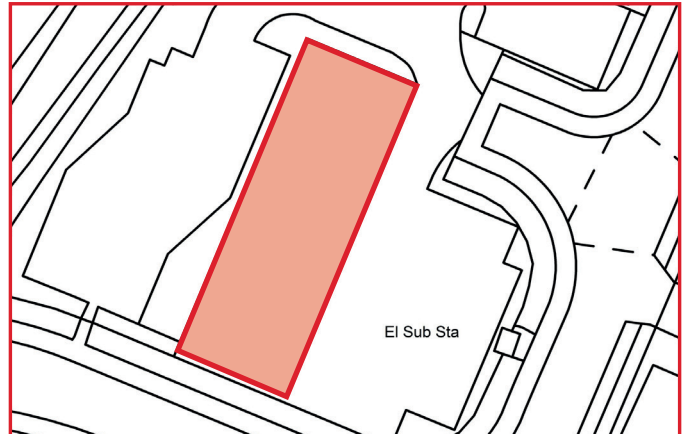
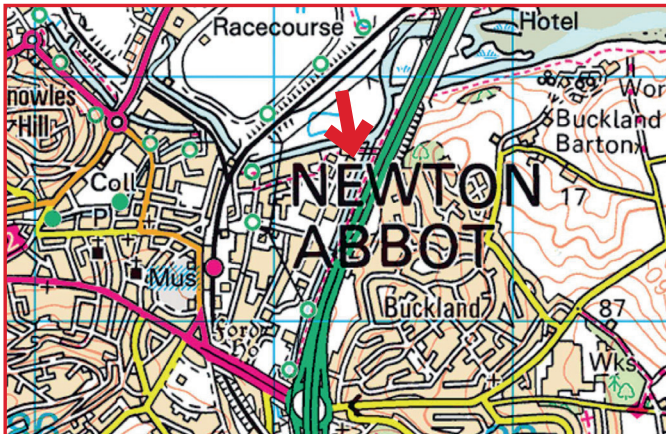
Is charged on rents and service charges

Money Laundering Regulations

Under the Money laundering Regulations 2017, the Agents will require any incoming Tenant to provide proof of identity and address prior to completion.

Code for Leasing Business Premises

Interested parties are advised to seek professional advice before entering into Lease negotiations and should refer to the RICS Code for Leasing Business Premises.



Viewing & Further Information

By appointment with the Joint Sole Agents

Please contact:



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