



Millstone Rise offices , Payhembury, Honiton, Devon  
EX14 3GD

---

Newly converted first floor office space 30sqm in heart of sought after village, between Honiton and Cullompton M5.

- Spacious office space
- Available on a new lease
- Flexible terms
- Utility Charges Included
- Early viewing highly recommended

£350 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



## LOCATION

Millstone Rise is a newly developed office space is situated in the heart of Payhembury village with the village facilities on the doorstep.

This first floor office is situated part way between the A30 near Ottery St Mary and M5 at Cullompton to the North West, the village of Payhembury is home to a thriving community, including a wide range of clubs, groups and societies. There is a richly praised primary school, community run shop and the Six Bells Inn.

The small town of Ottery St Mary is within easy reach and the neighbouring village of Feniton hosts a mainline rail station on the Exeter to London Waterloo line, whilst a direct service from Penzance to London Paddington is offered via Tiverton Parkway station to the North.

## DESCRIPTION

A first floor office space with useful ancillary use include office space with communal entrance area, cloakroom, communal kitchen area, cloakroom, and parking.

The building has recently been converted and has been split into 6 units and is an ideal office space. The first floor office space will be available with full vacant possession.

The accommodation briefly comprises:

COMMUNAL FRONT DOOR AND ENTRANCE:

GROUND FLOOR CLOAKROOM:

Comprises low level WC and pedestal wash hand basin.

COMMUNAL STAIRS TO LANDING:

Stairs rise to the first floor with split landing and private door into office.

OFFICE SPACE:

approx. 5.34 x 5.62

Dual aspect room with radiator and laminated floor.

COMMUNAL KITCHEN AREA:

Comprising wall and base units with worksurface over, inset stainless steel sink unit and heated towel rail.

CLOAKROOM:

Comprising low level WC, vanity unit wash hand basin and radiator.

To the front of the building their is parking available.

## TENURE

The premises is available on a flexible lease term by negotiation, contracted out of Protection under the '54 Act. . Please contact the Agents for further details.

## RATEABLE VALUE

Please note this is not Rates Payable. 100% Rate relief will be available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Authority, East Devon District Council

## SERVICES

All utilities, broadband and WiFi are included within the monthly rental.

## VIEWING

Viewing by prior appointment with the Agents, Stags. Tel 01404 42553 email:- rentals.honiton@stags.co.uk

## CODE FOR LEASING BUSINESS PREMISES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS  
01404 42553  
[rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	