



The Cider Warehouse, Castle Street, Totnes, Devon TQ9 5DB

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- FIRST FLOOR OFFICE/WORK SPACE • PARKING SPACE • 54 sq.m. (580 sq. ft. 8.89m x 6.4m (29' x 20')) • INCLUDES WATER RATES, BUILDING INSURANCE & EXTERIOR MAINTENANCE,

£614 Per Month

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## SITUATION

Totnes is an historic and popular town situated on the River Dart and centrally located being within 30-40 minutes drive of Exeter and Plymouth via the A38 Devon Expressway, with Torbay and Newton Abbot both within 20 minutes drive away. It is the administrative centre of the South Hams District.

## DESCRIPTION

Approaching Totnes railway station from the town centre turn left immediately before the railway bridge and the development will be seen after 100 yards on the right hand side.

The site is located a few hundred yards away from Totnes railway station, which is situated on the main line that links Penzance with London Paddington and only 5 minutes walk from the town centre.

## ACCOMMODATION

The office provides a very high standard of insulation, each have their own efficient electric heating boiler together with internal/external air circulation/exchange systems. There is a lift serving the first floor and separate w.c.'s on the ground floor. Each office has a built-in sink with hot water.

FIRST FLOOR Unit 4 54 sq.m. (580 sq. ft. 8.89m x 6.4m (29' x 20')

## PARKING

## TERM

The unit is available to lease on inclusive term with length of lease by negotiation. Rents are subject to VAT.

## EPC

Band D

## SERVICES

Mains electric, water and drainage.

## VIEWING

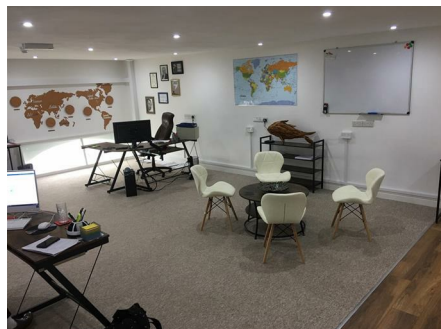
By arrangement with the agents Michelmore Hughes Stags. Telephone 01803 865116.

## BUSINESS RATES

Rateable value £4,000. 100% small business rates relief available for qualifying businesses.

## NOTE

£614.00 per month plus VAT, this includes exterior maintenance, water rates and building insurance. the only extra costs to the occupier is their own material electricity.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
01803 866130  
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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus)	A		
(321-391)	B		
(169-320)	C		
(155-168)	D		
(139-154)	E		
(121-138)	F		
(81-120)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	