



Units Coombe Park Rural Business Centre, Ashprington,  
Totnes, TQ9 7DY

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A selection of three flexible units situated a few miles  
outside of popular Totnes.  
Available individually or together

- Flexible office/workspace
- Tranquil idyllic location
- Available now
- Car parking
- Flexible lease terms

£14,000 Per Annum

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

## LOCATION

Coombe Park Rural Business Centre is conveniently located a few miles outside of the popular market town of Totnes. The town centre offers an excellent range of shops, amenities and leisure facilities as well as many popular restaurants. The town benefits from regular local markets and a strong mix of independent retailers.

## DESCRIPTON

Units 10, 11 & 14 are flexible workspaces, suitable for a variety of uses. Currently arranged as one, they are available s a whole or individually. Total area approximately 101 sq.m (1087 sq ft)

UNIT 10 Office space, separate w.c., approx. 35.65 m<sup>2</sup> (384 sq ft) - £5,000 pa. + VAT

UNIT 11 Large workspace with smaller office and w.c., approx. 27.96 m<sup>2</sup> (301 sq. ft.) - £4,000 pa.+ VAT

UNIT 14 Workspace with adjacent kitchenette. Approx 36.76. m<sup>2</sup> (396 sq.ft) £5,000 pa. + VAT

## RENT

£14,000 + VAT for all 3 units, plus service charge currently £1.35 per sq.ft. Service charge includes water and sewage charges, unless the nature of the business requires excessive water consumption.

## TENURE

Available on a new lease, terms to be agreed

## BUSINESS RATES

The units are currently rates as whole - Rateable Value (1st April 2026) £6,700

## EPC

Unit 10 - A grade -

<https://find-energy-certificate.service.gov.uk/energy-certificate/4318-3937-2937-4730-2047>

Unit 11 - A grade - <https://find-energy-certificate.service.gov.uk/energy-certificate/6681-9311-5341-1841-0657>

Unit 14 - A grade - <https://find-energy-certificate.service.gov.uk/energy-certificate/8189-3635-9624-0441-4908>

## SERVICES

Mains water and electricity

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE 01803 861234  
[www.southhams.gov.uk](http://www.southhams.gov.uk)

## VIEWING

Viewing by prior appointment with the Agents, Stags. Tel 01803 865116 email:- [commercial@stags.co.uk](mailto:commercial@stags.co.uk)

## CODE FOR LEASING BUSINESS PREMISES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2020:

The Code for Leasing Business Premises in England & Wales 2020 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit

<https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/code-for-leasing-business-premises-1st-edition>



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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	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	