



First Floor Office Suite Key House, 4 Woodward Road, Howden £1,000 Per Month

- Available now - first floor office suite.
- 10 Allocated parking spaces to the front of the building.
- Mains electric, water & sewerage
- 6-month notice period
- First 6 months' rent payable in advance; thereafter, rent is due quarterly in advance
- Rent £12,000 per annum.
- Lease terms:
 - Minimum term: 3 years
 - Rent review at year 3
- New solar panels to be fitted in January 2026

First Floor Office Suite Key House, Howden

Available now - First floor offices with 10 parking spaces located on Howden Industrial Estate. EPC: TBC



Council Tax Band: Exempt



LongDescription

These spacious first-floor offices are located within Key House, prominently positioned on the busy Howden Industrial Estate

The offices benefit from 10 allocated parking spaces directly in front of the building and a disabled parking space for communal use. There is a welcoming communal reception area for guests and shared toilet facilities are available on the ground floor.

On the first floor, tenants enjoy exclusive use of additional toilets and two kitchenettes, ideal for staff convenience.

The layout includes several private offices along with a large open-plan workspace — perfect for team meetings.

New solar panels to be fitted in January 2026.

Service charge: Payable quarterly and apportioned on a square-foot basis. This covers:

- Water
- Electricity (for communal areas only)
- Buildings insurance
- Cleaning and general maintenance
- Toilet supplies and waste fees
- Communal area business rates
- Trade waste

The offices have their own supply for electricity. .

Lease terms:

Minimum term: 3 years

6-month notice period

Rent review at year 3

First 6 months' rent payable in advance; thereafter, rent is due quarterly in advance

Each party to bear their own legal costs

Located in a fibre-enabled area, these offices are ideal for modern businesses seeking a professional and well-connected workspace.

Business rates: Current rateable value is £17,250 per annum. For further information on the actual business rates payable, please contact Mid Devon District Council, Business Rates Department on 01884 255255.

Permitted payments

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



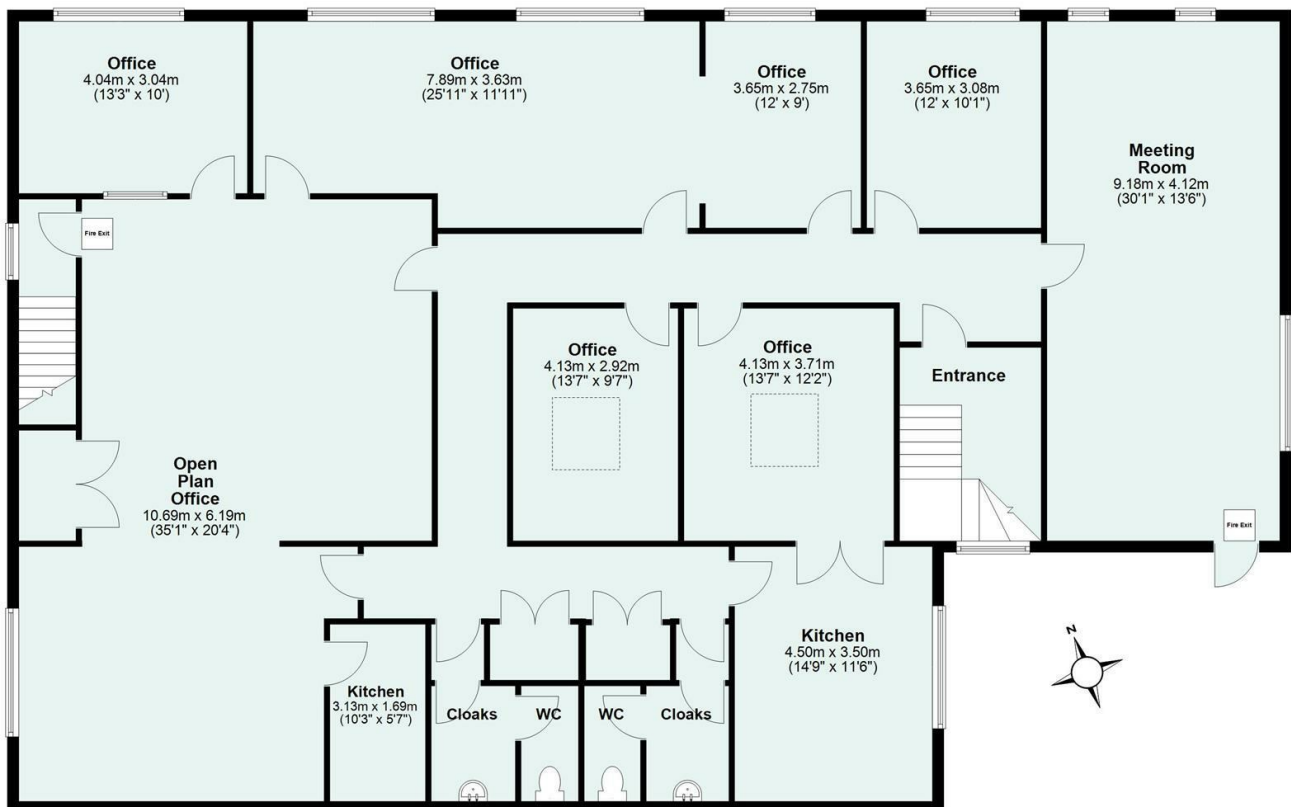
Directions

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

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



Total area: approx. 278.8 sq. metres (3000.9 sq. feet)