

## To Let

### Range of Offices and Business Units To Let

- Situated within the historic Seale Hayne Business Campus
- A superb opportunity for small or start-up businesses
- Range of offices accommodation starting from £200 PCM
- On site parking and a range a amenities
- Located on the edge of Newton Abbot with excellent transport links
- All offices will be redecorated prior to lease commencement
- Flexible leases options available immediately



Seale Hayne Offices, Newton Abbot, Devon, TQ12 6NQ

Ref: CD-70118

## Summary

Seale Hayne Business Campus, situated on the edge of Newton Abbot, is a bustling Business Campus with a range of small and medium business trading within the campus. The historic site retains a great deal of character throughout with far reaching views.

The site, which offers a wide variety of buildings and office accommodation suitable for a range of businesses, with the majority situated within the Quadrangle, is the perfect opportunity for small/start-up businesses to make the move to commercial premises, or to relocate to an independent space, all flexible terms.

The campus, is located just off Ashburton Road, allowing easy access to the Town Centre and its local amenities, along with being a short drive to join the A38 linking Exeter and the M5 northbound, or Plymouth and Cornwall southbound.

## The Property

A historic campus which was used for many years as an Agricultural College linked with Plymouth University, the beautiful Quadrangle and outbuildings are now available as business units and offices allowing the opportunity to join this superb community within this outstanding business hub.

There are a range of offices available on Campus, with all the smaller offices located around the Quadrangle, with the majority enjoying aspects over the internal laid grass courtyard. Accommodation begins at circa 80 sq ft with a variety of rooms and sizes available immediately, all on flexible terms.

## Internal Details

A range of beautiful offices many with original features and with aspects of the Quadrangle and rolling hills beyond.

All offices will be leased on an internal repair and insuring obligation with a service charge in addition.





### External Details

The campus has ample parking available for tenants, along with breakout areas within the Quadrangle.

### Tenure

Leasehold- with a starting rental of circa £200 PCM on flexible lease terms.

A service charge in addition will be requested from applicants- service charge will cover all utilities and rates. Service charge to be calculated per unit.

### Services

We are advised that all main services are connected to the site, with all offices having access to communal facilities.

### Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

### VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

### Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

### Anti Money Laundering Regulations

Under the new Money Laundering regulations [http://www.legislation.gov.uk/ukxi/2017/692/content s/](http://www.legislation.gov.uk/ukxi/2017/692/content/s/) made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.

### Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.





Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk) for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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  - 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them;
  - 3) No person in the employment of Charles Darrow has any authority to make or give any representation of warranty in relation to this property.
- SUBJECT TO CONTRACT

[To Arrange a viewing Contact](#)



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