

## To Let

### Old Library & Cornish Rooms To Let

- Situated within the historic Seale Hayne Business Campus
- A superb opportunity to occupy dual open plan offices
- A total of 1,500 sq ft beautiful office space
- All utilities, rates and wifi covered by a service charge
- On site parking and a range of amenities
- Located on the edge of Newton Abbot with excellent transport links
- Flexible leases options available immediately



### Old Library & Cornish Rooms

Old Library & Cornish Rooms, Seale Hayne Offices, Newton Abbot, Devon, TQ12 6NQ

Rent: **£24,000 Per Annum**

Ref: CD-70137



## 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/medium businesses to make the move to commercial premises, or to relocate to an independent space, all with 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.

Old Library and Cornish Rooms briefly comprise two open plan office spaces totalling some 1,500 sq ft with aspects over the front car park and hills beyond.

## Internal Details

Entrance lobby with WCs and main door giving access to...

Cornish Room (36'x 23') an open plan office space with original parquet flooring and stunning period features

Old Library (37'x 18') a further beautiful room with a great deal of Seale Hayne history showcased within cabinets, a real feature!

## External Details

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

## Business Rates

All rooms will be individually assessed, and a rateable value applied with the service charge provision covering any rates.

## Tenure

A new, and flexible lease will be available to an in going tenant.

A minimum of 12-month tenancy will be granted to an in-going with landlord requesting a rental deposit (deposit to be confirmed).



## Services

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

## 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.

## Viewing

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

## Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/uksi/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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.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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- SUBJECT TO CONTRACT

To arrange a viewing please contact:

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