

To Let

Self-Contained Suite within Dartington Hall Trust Estate

- Situated within the historic visitor destination Dartington Estate
- A superb opportunity for small and medium enterprises
- Open plan office space of approx. 580 sq ft
- On site amenities and a range of complimentary operators
- A delightful rural setting within 1,200 acres of Parkland
- On site parking and plenty of customer parking
- 24/ 7 access via a swipe card system



Studio 4

Dartington Hall, Totnes, Devon, TQ9 6EL Ref:

CD-70157

Rent: **£6,300 Per Annum**

Summary

Dartington Hall Trust is a bustling estate set within 1,200 acres of beautiful parkland situated just outside the affluent South Hams town of Totnes. The estate, which is a popular visitor destination along with boasting a large portfolio of commercial tenants who utilise the rural setting for their businesses, has over the years, created a thriving community within including those business, along with colleges, visitors and more.

Centred around the medieval Great Hall, Courtyard and Grade II listed Gardens, there are many amenities on site including fabulous food and drink presented by the White Hart pub and Green Table Cafe, Deer Park Trails, Theatre & Cinema, Outdoor pursuits and a range of accommodation offered including B&B within the Grade I listed courtyard, to Hostel rooms, glamping pods and camping.

Dartington Hall benefits from superb access to the A384, with Links to the South Hams, and just 4 miles from the A38 Devon Expressway linking Plymouth (South Bound) and Exeter (North Bound)

The Property

The versatile space available is situated just off the Great Hall, within a bespoke built block housing a range of commercial tenants.

Internal Details

Entering off the main reception with welcome desk, the disability friendly access runs across the ground floor with a range of amenities including WCs and kitchen.

Studio 4 is located just off the main reception, with steps up to the main access door leading into.....

Main open plan office (29'x 20') A versatile office formerly used as a recording studio- open plan space with aspects out over the main entrance.

Internal office within with glass wall (11'x 8')

Front facing balcony

Rear office (10'x 6') with with further storage

On the first floor, outside of the office is a pleasant break out space with booth seating, and a open plan cafe area with direct access to outside seating and the gardens.

External Details

Dartington Hall Estate enjoys plenty of parking around the site, along with allowing all occupiers to enjoy the historic gardens, tranquil walks across the 1,200 acres of Parkland.

Business Rates

Business rates are calculated per area, and payable by the tenant.



Tenure

To let- with a guide rental of £6,300 Pa (£9.80 per sq ft)

In addition to the rental, tenants within Dartinghall Trust pay a service charge which is calculated at £11.03 Per sq ft. The service charge provision includes all utilities including Water, Sewerage & Drainage and Electricity along with Buildings insurance, heating, cleaning of the common parts and ground maintenance.

Flexible terms are available within, with the standard lease granted by landlord being a 3-year term with an internal repair and insuring obligation.



Services

We are advised all services are connected to the site, bar gas.

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/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.

VAT

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

Solicitor Costs

Tenant is to look after their own legal fee's along with contributing towards landlords legal fees- figure to be confirmed.

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 for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract;

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 please contact:

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