

DEVELOPMENT BY



NEW PURPOSE BUILT BUSINESS SPACE IN DARTINGTON

From: 65m² - 440m² (700 sq ft – 4,750 sq ft)

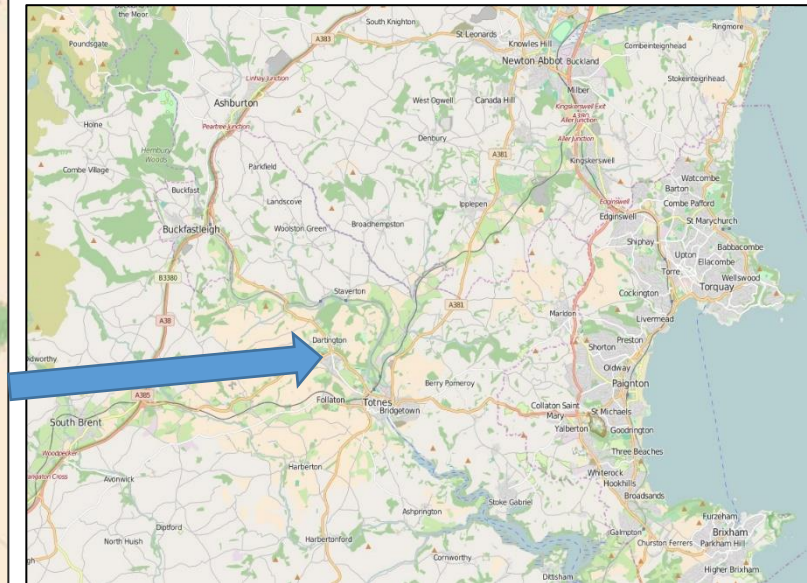


NEW BUILD OFFICE ACCOMMODATION / BUSINESS SPACE
HIGHER DARTINGTON TWEED MILL • DARTINGTON • TQ9 6JY


Bettesworths



Ref: 2523



LOCATION

The village of Dartington is situated on the A385 Totnes to Plymouth Road, approximately 1.5 miles from Totnes.

Totnes and Dartington are a hub for much of the South Hams and South Devon area, lying conveniently between the major conurbations of Exeter, Plymouth, Newton Abbot and Torbay, making this an ideal business situation for serving the whole South Devon area and well beyond.

This area has a distinct lack of supply of quality purpose built business space. This purpose built office property (also suitable for other non-industrial business uses) offers unique opportunity for occupiers who require modern open plan versatile business space in this sought after location.

Nearby Totnes has a mainline Railway Station with direct mainline services to London and The North. The A38 (Devon Expressway) is 4 miles away, providing fantastic vehicle access to Plymouth, the remainder of Devon, Exeter and The M5 (25 miles away by dual carriage way).

ACCOMMODATION

The accommodation comprises a smart purpose built two storey office unit.

The total approximate Net Internal Area of the property is **440m² (4,750 sq ft)**.

This accommodation can be split upon construction into smaller suites, depending on occupier requirements. The suites will range from a minimum of approximately **65m² (700 sq ft)** up to entire floors or indeed the whole building.

This is a unique opportunity for business occupiers to locate in an attractive purpose built property in a convenient and accessible location.

The accommodation will have cabling, lighting, individual gas/electricity and water supply. There is provision for a passenger lift in the approved plans.

Externally, the property will be accessed from Mill Road and there will be an agreed parking allocation for each suite on a proportionate basis.

USE

The property has planning consent for B1 Office use. However, our client is open to considering other office based (non workshop or industrial) non office business uses (such as clinics, veterinary/medical practices, training facilities etc.).

Non office uses will be subject to developer approval and the usual planning consents for change of use. Interested parties are advised to enquire with the Agents for more details.

TERMS & TENURE

The property will be available for sale Freehold (as a whole) or on a new long-leasehold basis if divided, likely to be 125 year leases. Our client may also consider letting units on commercial terms.

Interested parties are advised to contact the Agents to discuss their interest.

PRICE

Prices are available upon application and will vary depending size of suite. Interested parties are advised to contact the Agents for more information.

All quoted prices and rents will be subject to VAT.

TIMESCALE

Completion of construction the property is anticipated during the second quarter of 2018. Further details available on request.

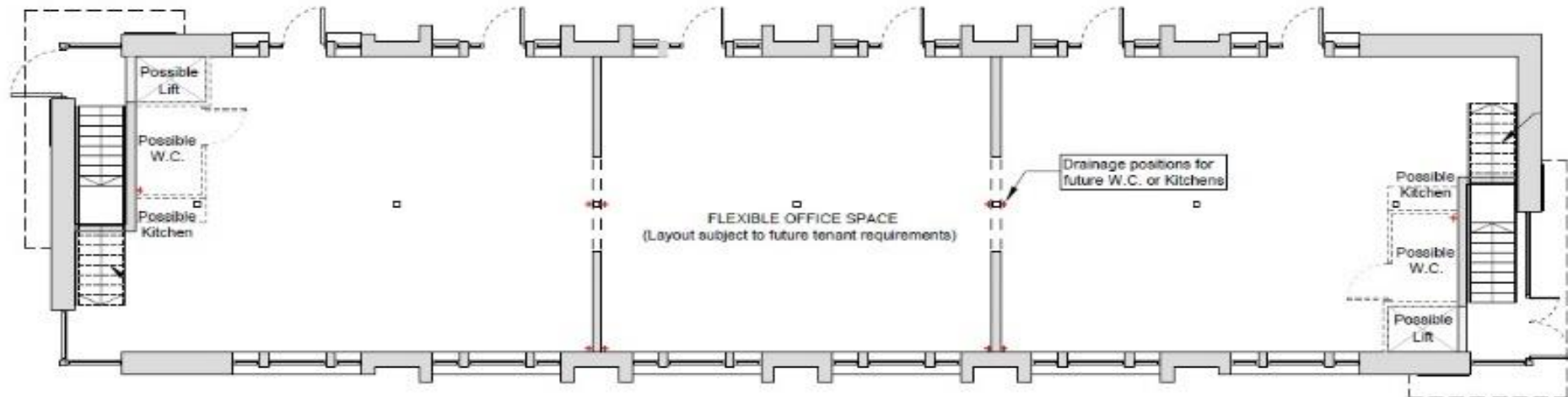
LEGAL COSTS

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

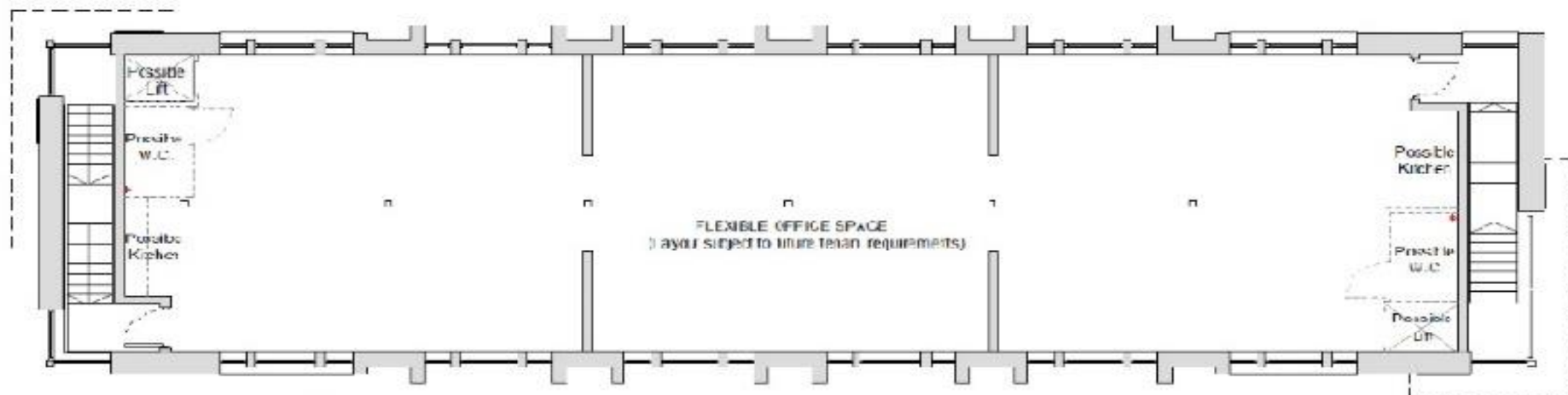
ENQUIRIES

All further enquiries should be directed to the Sole Agents, Bettesworths, for the attention of:

Paul Bettesworths Bsc (Hons) MRICS or **Tom Churchward BSc (Hons)**
paul@bettesworths.co.uk tom@bettesworths.co.uk



GROUND FLOOR PLAN
GROSS EXTERNAL AREA: 572m²



FIRST FLOOR PLAN
GROSS EXTERNAL AREA: 572m²