

TO LET

INDIVIDUAL OFFICE OR OFFICES AVAILABLE ON FLEXIBLE TERMS

Rooms from 17.75 sq m (191 sq ft) to 21 sq m (226 sq ft)

**14 & 15 Red Lion Yard
OKEHAMPTON
Devon**



An excellent suite of offices with staff facilities situated on the first and second floors of an impressive period building overlooking Fore Street in the heart of the town.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION & DESCRIPTION

This is an excellent opportunity to acquire office accommodation in the centre of this busy West Devon market town. The A30 dual carriageway offers good access to Exeter and the M5 in one direction, and into Cornwall in the other.

The suite consists of four offices which benefit from having first class staff facilities. They can be let individually or as a whole. Floor coverings and heating will be provided although not yet in situ.

ACCOMMODATION

Details of the accommodation with approximate measurements are as follows:

Communal entrance with security intercom. Stairs to...

First floor

Front door to

Lobby

Intercom connecting with the main entrance. Twin storage cupboards.

Office 4.71m x 3.77m (15' 5" x 12' 4")
Windows overlooking Fore Street.

Office 5.66m x 3.15m (18' 7" x 10' 4")
Windows overlooking Fore Street, storage cupboard.

Stairs to Landing

Office 5.70m x 3.22m (18' 8" x 10' 7")
Windows overlooking Fore Street.



Office 5.29m x 3.97m (17' 4" x 13' 0")
Currently including a small kitchen area.

Bathroom

Attractively appointed with a modern white suite comprising a panelled bath with tiled surround; pedestal wash basin with tiled surround; close coupled WC; shower unit with a shower scree; airing cupboard housing a factory sealed cylinder with an immersion heater.

TENURE

A new internal, repairing and decorating lease is available on flexible terms.

RENT

The whole suite is available at a rent of £8,000 pax. Alternatively the individual offices can be let on a pro-rata basis.

LEGAL COSTS

Both parties will be liable for their own legal costs involved in this transaction.

SERVICES

Mains water, electricity and drainage are available.

RATES

To be confirmed

VIEWING

Strictly by prior appointment with the agents.

drewpearce
Chartered Surveyors and Estate Agents

For the attention of Michael Henderson or
John Daborn

Tel: 01392 201748
commercial@drewpearce.co.uk

Property Ref: 60-2928

Drew Pearce, 14 Cathedral Close, Exeter, Devon EX1 1HA Tel: 01392 201748 Fax: 01392 205009
Email: commercial@drewpearce.co.uk www.drewpearce.co.uk

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property. **Floorplan For Illustrative Purposes Only.** Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.