

TO LET

Drew Pearce have been favoured with instructions by The National Trust

OFFICE/STUDIO/WORKSHOP

Approximately 110.92 square metres (1,194 square feet)

Unit 2
Budlake Farm
Broadclyst
Devon



The property comprises a converted farm courtyard building within a terrace of similar properties. It is currently used as offices/studios and workshop and would suit a variety of occupiers.

ALL ENQUIRIES

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

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION & DESCRIPTION

The property is situated adjacent to Budlake Farm off the B3181 at Budlake. It is one of a number of commercial units created out of a courtyard farm building complex. The property is accessed via a private road off of the Broadclyst to Cullompton Road.

Construction is a single storey with mainly solid walls of brick or stone under a pitched slate covered roof. The unit is divided into a number of rooms and in total has approximately 1,194 square feet (110.92 square metres).

ACCOMMODATION

Brief details of the accommodation are as follows. A stable style double door to

Reception 12.43sq.m (134 sq.ft)
Door to

General Office 16.42sq.m. (177 sq.ft)
Door to

Office 1 11.98sq.m. (129 sq.ft)
Corridor to

Studio 39.26 sq.m (423 sq.ft)

Rear Workshop 18.43 sq.m (198 sq.ft)

Additional Staff/Kitchen area 12.37sq.ft (133 sq.ft)
With single drainer sink unit.

Shared toilet accommodation

This is located within the complex and is shared with other tenants.

The tenant will be expected to contribute 50% of the cost of cleaning and maintaining such cloakroom.

EXTERNALLY

The property fronts onto a communal courtyard and there is parking reserved for at least one vehicle to be attached to this property.

PLANNING

Prospective tenants should make their own enquiries of the planning authority which is East Devon District Council, but we can confirm that the current use consists of Office, Workshop and Studio.

SERVICES

We are advised that mains water, drainage and electricity are supplied to the building but applicants should make their own enquiries of the relevant statutory authorities.

LOCAL AUTHORITY

East Devon District Council 01395 516551

TECHNICAL INFORMATION

Supplementary information including an Energy Performance Certificate, will be made available.

TENURE AND POSSESSION

On a new lease contracted out of the security provisions of the Landlord & Tenant Act but for a flexible period.

RENT

A rent of £250 per month is required.

VIEWING

Strictly by appointment with the landlord's agents for the attention of John Daborn or Mike Henderson.



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Property Ref: 60-2933

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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.