



OFFICES

**UNIT 10, NEW MILLS BUSINESS PARK, MODBURY
PL21 0TP**

- Ground floor suite(s) from 158.5 sq m (1,706 sq ft) to 320.3 sq m (3,512 sq ft)
- Modern, high quality, purpose built, offices
- Available as a whole or in two separate suites
- Car parking available

TO LET

A0467

4 The Crescent, Plymouth, Devon PL1 3AB
Tel: 01752 255222 Fax: 01752 251100
Email: johns@monkandpartners.co.uk



**MONK
&
PARTNERS**

UNIT 10, NEW MILLS BUSINESS PARK MODBURY PL21 0TP

LOCATION

The property is situated on the established and popular New Mills Business Park fronting the A379 to the west side of Modbury, South Devon, approximately a quarter of a mile from the town centre.

DESCRIPTION

The premises, built in 2003, comprise part of a high quality, two storey open plan office building constructed of cavity blockwork, under pitched tile covered roof. The elevation incorporates double glazed window units with a feature glazed atrium infill.

Internally, the premises offer full carpeting, lighting, perimeter trunking, kitchen, male and female WCs and double glazed windows throughout. There is also air conditioning within the building.

ACCOMMODATION

All areas have been measured in accordance with the RICS Code of Measuring Practice and have been calculated on a Net Internal Floor Area basis as follows:-

		sq m	sq ft
Ground Floor	Suite 1	158.5	1,706
	Suite 2	167.8	1,806
Total (including kitchenette and store)		326.3	3,512

SERVICES

The premises have the benefit of mains water, drainage and electricity. Broadband is also available.

RATES

We understand the suites 1 and 2 are included in the rating list as a single unit as follows:-

Rateable Value	£10,750
Rates Payable	£10,063.75 2009/10

TERMS

The premises are available for assignment or on a new sub-lease for a flexible term, subject to 5 yearly upward only rent reviews and drawn on full repairing and insuring terms.

RENT

Upon application.

LEGAL COSTS

Ingoing tenants will be responsible for both parties legal costs incurred in the transaction.

AGENTS NOTE

It should be noted that the Directors of Monk and Partners have a financial interest in this property.

VAT

All prices quoted are exclusive of VAT and if applicable will be charged at the prevailing rate.

VIEWING

Strictly by prior appointment with Joint Sole Agents:

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

John Slade BSc MRICS

johns@monkandpartners.co.uk

Telephone: 01752 255222

Facsimile: 01752 251100

OR

Croft Surveyors
7 The Crescent
Plymouth
Devon
PL1 3AB

Javan Spencer

js@croftsurveyors.co.uk

Telephone: 01752 201748

SUBJECT TO CONTRACT

Monk & Partners and Croft Surveyors support the aims and objectives of The Code of Practice on Commercial Leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

www.commercialleasecodeew.co.uk

