



MONK
&
PARTNERS

FIRST FLOOR OFFICES
UNIT C3 LINHAY BUSINESS PARK
ASHBURTON
DEVON
TQ13 7UP



84.07 sq m (905 sq ft) approx.

- ◆ Short or long term letting available
- ◆ Office
- ◆ Conveniently located adjacent A38 Devon Expressway
- ◆ Modern premises arranged at first floor
- ◆ Immediately available

TO LET

A0434

4 The Crescent • Plymouth • Devon • PL1 3AB • Tel. 01752 255222 • Fax. 01752 251100

THE PARTICULARS CONTENTS HEREIN ARE FOR GUIDANCE ONLY AND THEIR ACCURACY IS NOT GUARANTEED NEITHER DO THEY FORM PART OF ANY CONTRACT

SITUATION:

The property is conveniently located adjacent to the A38 Devon Expressway at Ashburton, approximately equidistant to Plymouth and Exeter.

Linhay Business Park currently accommodates a mix of users, including Aid Call, Yell, Orthagon Systems, Big Peaks.com, Gro-Group, Devon & Cornwall Constabulary etc.

DESCRIPTION:

The property comprises a mid-terraced steel portal frame office unit. The floor is concrete and the offices provide suspended ceilings and recessed lighting, carpets and with WC and kitchen facilities. Car parking available.

ACCOMMODATION:

First Floor

84.07 sq m (905 sq ft) approx

SERVICES:

We understand mains water, electricity and drainage are connected to the property.

RATES:

To be assessed.

TERMS:

The premises are available on a new lease for a short or long term, drawn on full repairing and insuring terms.

RENT:

Upon application.

VAT:

All figures within these terms are exclusive of VAT where chargeable.

LEGAL COSTS:

The ingoing tenant is to pay the landlord's reasonable legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION:

Strictly by appointment through the sole agents.

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SUBJECT TO CONTRACT

Monk and Partners supports 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