OFFICE

Carter Jonas







TO LET

Office 2, The Byre, Berry Pomeroy, Totnes, Devon, TQ9 6LH
SIZE: 55.8 SQ M / (600 SQ FT) Net Internal Area

- **High-quality ground floor office suite with fibre broadband connection in a rural location**
- **Only 2 miles from Totnes, 5 miles from Paignton and 5 miles from Torbay**
- **Self-contained office suite with kitchenette**
- **Potential for a range of alternative uses such as leisure**
- **An EV charging point is being installed**

LOCATION

The office is located in a rural setting in a traditional barn conversion (consisting of a total of 4 offices) within the village of Berry Pomeroy, opposite St. Mary's Church. Located just off the Totnes to Torquay road, which gives easy access to Totnes within 2 miles via the A385.

There are railway stations in Totnes, Torquay and Paignton. Approximately 2hrs 42 minutes service from Totnes to London Paddington. Exeter is some 25 miles to the North and Plymouth is located some 26 miles West.

CONTACT

Carter Jonas LLP
Blackbrook Park Ave
Taunton
Somerset
TA1 2PX

Stephen Richards
Partner
stephen.richards@carterjonas.co.uk
07968 216596 | 01823 428590

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DESCRIPTION

Open plan, ground floor office suite of 8.36m x 6.54m within a high-quality barn conversion. The office suite has an open plan layout with kitchenette, windows overlooking the surrounding countryside, oak flooring, LED lighting, wall-mounted uplighters, central heating and security alarm. A cellular office within could be constructed, if required. The suite has two levels with the lower-level having French doors, with an electric security shutter, which leads out on to a patio area and the side car park.

The allocated accessible WC facilities are adjoining.

There is ample parking within two gravelled car parks. An EV charging point is being installed.

LEASE & RENT

The Office is available by way of a new lease on flexible terms to be agreed at a rent of £9,000 per annum plus VAT.

RATES

According to the Valuation Office website, the premises are assessed as follows: Rateable Value: £5,800 (from 1st April 2026). Interested parties are advised to satisfy themselves that the above assessment is correct by referring to: https://www.gov.uk/find-business-rates.

EPC

Rated C.

SERVICE CHARGE

A service charge of £335 plus VAT per calendar month is payable in addition to cover the building's insurance, maintenance of communal areas, health and safety including the fire and security alarm systems, grounds maintenance for the external areas and includes a contribution to the fibre broadband leased line. Further information can be provided to interested parties.

LEGAL COSTS

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

SANCTION & ANTI-MONEY LAUNDERING CHECKS

Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & OTHER INFORMATION

For more information contact Stephen Richards:
E: stephen.richards@carterjonas.co.uk
T: 01823 428509 | M: 07968 216596

For details of all commercial properties marketed by Carter Jonas, please visit:
www.carterjonas.co.uk/commercial





SUBJECT TO CONTRACT

IMPORTANT INFORMATION
Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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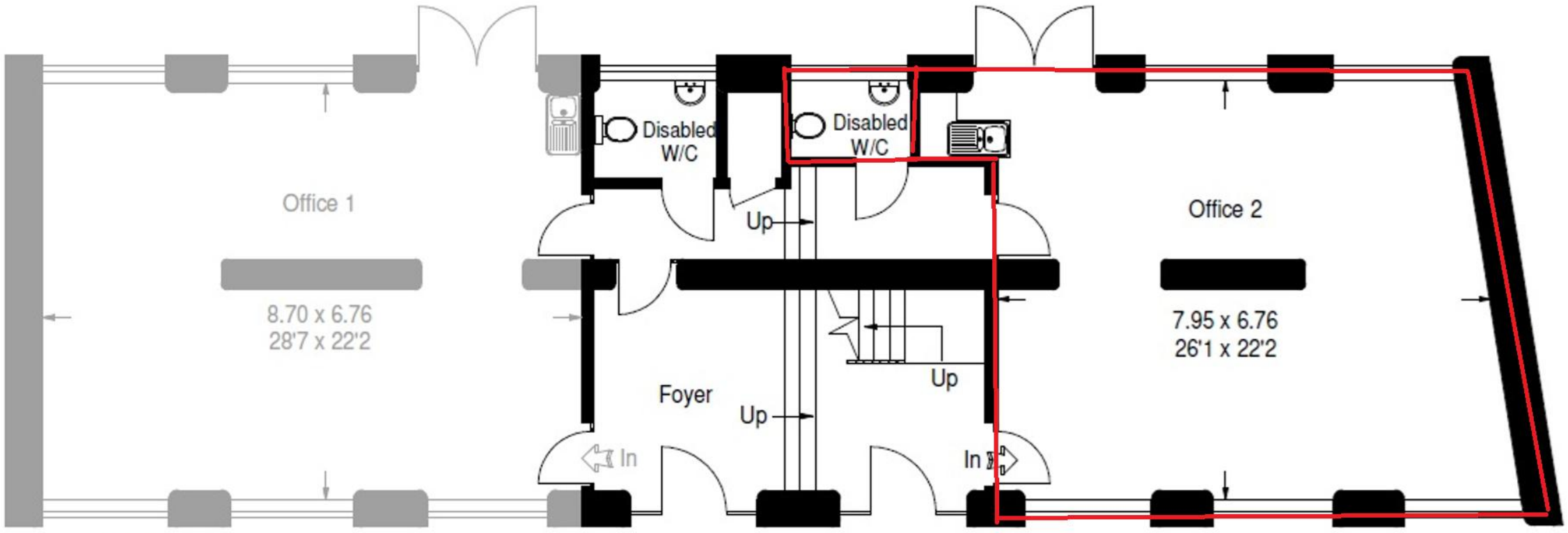


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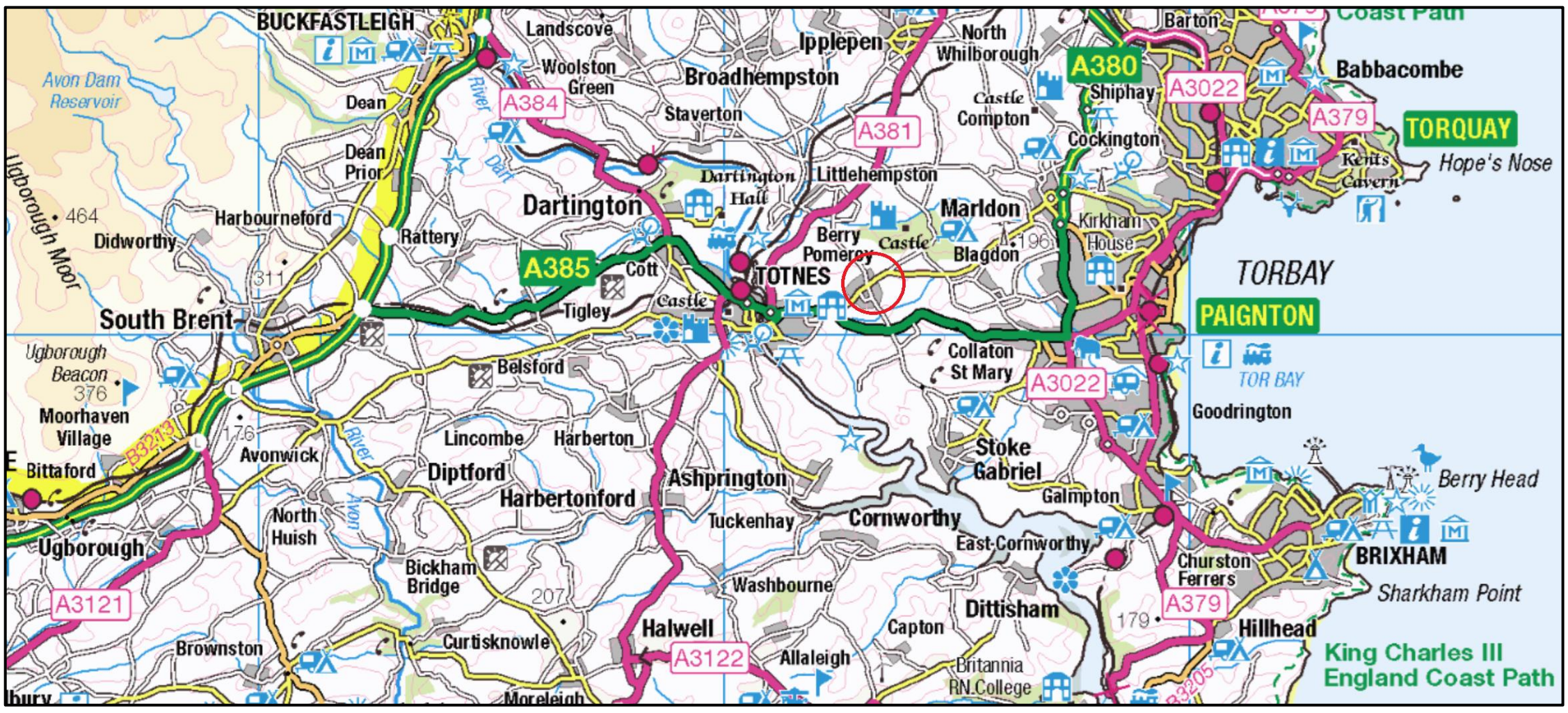
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Ground Floor

Address	Key		Approximate Gross Internal Area :-
Office 2 The Byre Berry Pomeroy Totnes TQ9 6LH	Extent of Demise	N W S	55.8 sq m / 600 sq ft Scale 1 : 100 on A4



NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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