



OFFICE SUITE 148m²/ 1,600ft² TO LET
6 Delamore Park, Cornwood, Ivybridge PL21 9QP

Summary

- LISTED BARN COMPLEX CONVERTED TO VERY HIGH-QUALITY OFFICES
- OVER 50 CAR PARKING SPACES AND ATTRACTIVE COMMUNAL GROUNDS
- GSHP HEATING, ENERGY EFFICIENT DESIGN

Location

Delamore Park is a modern development situated in the historic Delamore Park Estate which is located in the Dartmoor village of Cornwood in the Yealm Valley on the southern borders of the Dartmoor National Park, about 5 minutes from the A38, north of Ivybridge. It is a really peaceful and lovely spot with a village pub and store nearby. Other businesses in the estate include King Welsh & Hembury Homes.

Description

Three storey mid-terraced office unit in Listed converted barn complex, sympathetically developed for commercial/office use. Offered in very good condition, with a high-quality fit-out, this office unit is a rare find. With almost unlimited parking and a very pleasant common garden area for staff break-out, the rural location is very peaceful.

The accommodation has been divided a little to form a ground floor reception area with meeting room and welfare, open plan office to first floor and three office pods on the second floor with a “minstrels gallery”. It boasts phone and broadband connections, fitted kitchen facilities, disabled toilet and solid wood overlaid flooring.

Externally there is a communal parking area providing in excess of 50 parking spaces.

Accommodation

	m ²	ft ²
Ground Floor		
First Floor		
Second Floor		





Energy Performance

The property has been assessed and awarded a rating of B27.

Terms of Availability (subject to contract)

The property is held on an occupational lease for a term of six years from 2019 at an annual rent of £12,800. Our client is offering an assignment or sub-lease on terms to be agreed.

Services

Mains Water, single phase electricity and private Drainage are supplied. Heating is by way of a ground source heat pump system which does not pollute.

Business Rates

Rateable Value (2023): £9,500
UBR multiplier 2022/23: 51.2p in the £

Planning / Use

The permitted use is B1a Offices.
The local authority is South Hams District Council.

Agent's Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com

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