



Turner Locker Barnfield

Commercial Property Consultants

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THE FORGE KENTON EX6 8LF



OFFICES TO LET

Ground Floor – 1305 sq. ft (121 sq. m)



LOCATION

Situated at the heart of Kenton, this property is about half a mile from Powderham Castle and the castle estate.

KENTON is a village on the A379 about 10 miles south of Exeter, and roughly 5 miles from the M5 motorway. The local authority is Teignbridge District Council. Population at the last census was just over a thousand. It has a school, pub, church and is near the Exe Estuary

ACCOMMODATION

The ground floor of a two-storey building which is being used as office spaces at present.

The ground floor of the main building has a large front office, a smaller office behind with hallway leading to a w.c. and fire exit. The lean-to has another large office, a kitchen, and w.c.

There is separate, external access to the lean-to as well as internal access with the main building ground floor. There is generous provision of electric sockets throughout the property. The internal lighting is good.

PROPOSAL

The suite is offered with a new lease on a full repairing and insuring terms by way of a Service Charge

Suite	Area Meter Squared	Area Square Foot	Rent Per Annum
Ground Floor	70 sq. m	755 sq. ft	£9950
GF Lean-To	51 sq. m	550 sq. ft	
		1305 sq. ft	

Tenants will be responsible for their own business rates, although these could be subject to small business rates relief.





Viewing by appointment with **Turner Locker Barnfield Ltd** as letting and managing agents for the building. **mark@turner-locker.co.uk** or **admin@turner-locker.co.uk**

Tel: **01392 201 202**

Website: **www.turner-locker.co.uk**

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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