



Modern Office/ Commercial Space | Popular Business Park | 22 Car Parking Spaces |
Close Proximity to A38 | 8,437 Sq FT (784.12 Sq M) Approx

Unit D1, Linhay Business Park, Ashburton, TQ13 7UP

ALL ENQUIRIES

A1038

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TO LET



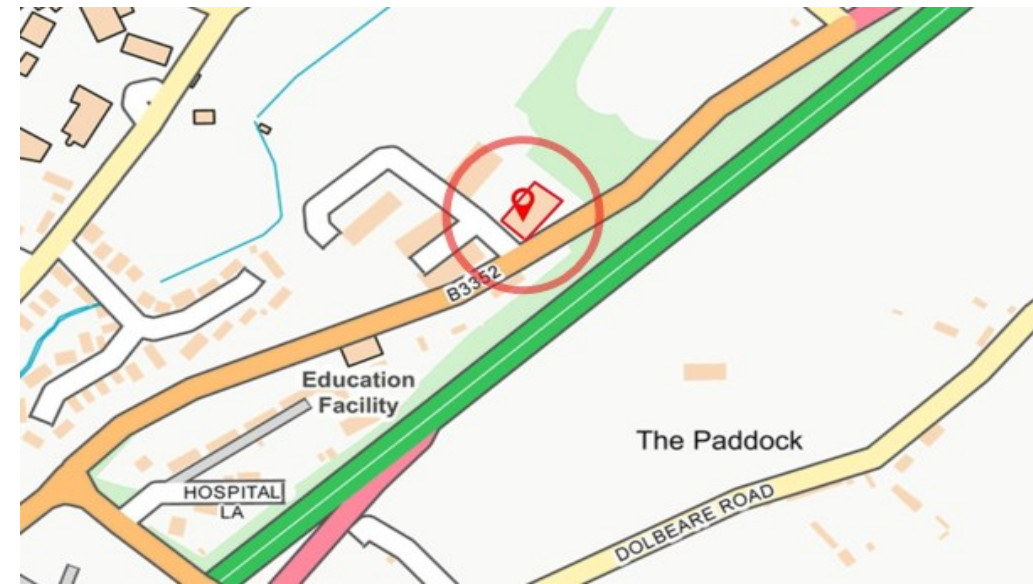
**MONK
&
PARTNERS**

Unit D1, Linhay Business Park, Ashburton, TQ13 7UP

- ◆ Convenient location adjacent to A38 Devon Expressway & Dolbeare Meadow Business Park
- ◆ High quality accommodation

Location

Linhay Business Park is a modern office and light industrial campus situated on the A38 and on the outskirts of Ashburton, a market town on the edge of Dartmoor National Park . Ashburton lies approximately 25 miles northeast of Plymouth and 20 miles southwest of Exeter, both easily accessed via the adjacent A38 Devon Expressway, which connects to the M5 at Exeter. Linhay is situated close to the new Dolbeare Meadow development, featuring a new Co-op convenience store, Starbucks Drive-Thru, and EV Charge Park.



Accommodation

The premises have been measured in accordance with the RICS code of measuring practice on a net internal area. The floor areas are approximate and for guidance purposes only.

Floor	Sq Ft	Sq.m
Ground Floor	4,320 Sq Ft	401.38 Sq m
First Floor	4,117 Sq Ft	382.54 Sq m

The landlords will consider letting on a floor by floor basis.

Monk and Partners, Plymouth

- ◆ Suit existing office or range of commercial uses
- ◆ Available as a whole office or floor by floor
- ◆ 22 allocated car parking spaces

Description

The property is arranged over two floors and has been finished to a high standard throughout. A striking full-height glazed entrance leads into a welcoming reception area, which provides access to the ground floor and stairwell/lift access to the first floor. Internally, the accommodation comprises large open-plan office areas, multiple meeting rooms, and kitchens on both floors. Welfare facilities include male, female and disabled WCs. Additional features include air conditioning, LED lighting, full carpeting, and high-quality internal finishes, all contributing to a comfortable and efficient working environment.

Externally, the property benefits from 22 allocated car parking spaces, conveniently divided between a dedicated area directly outside the main entrance and a shared communal car park located at the end of the site.

This flexible and well-presented space is ideally suited to a variety of business uses, subject to the necessary planning consents, and offers an excellent opportunity within a well-established and accessible commercial location. The landlord would consider offers for part of the unit as it could be split into smaller office spaces, i.e Ground or First.

This development provides approximately 70,000 sq ft of modern office and light industrial accommodation, currently occupied by Devon and Cornwall Constabulary, Age Concern, Cambium Networks, and a number of local and regional firms.



Energy Performance

The EPC rating for the unit is B (45)

Business Rates

We understand that the property is shown in the 2023 Rating List as having a rateable value of £83,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is available upon application.

Service Charge

A service charge is levied to cover the cost of shared estate services and maintenance, ensuring the property and surrounding environment are kept to a high standard. The current service charge is £2,553.00 P.A excl VAT.

Other

In line with The Money Laundering Regulations 2017, Monk and Partners are obligated to verify ID for all clients that are conducting property transactions through the Company. Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Contact

For further information or to arrange a viewing please contact the sole agents.

Monk & Partners, 4 The Crescent, Plymouth. PL1 3AB

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Email: johns@monkandpartners.co.uk

Contact: Kieran Milner

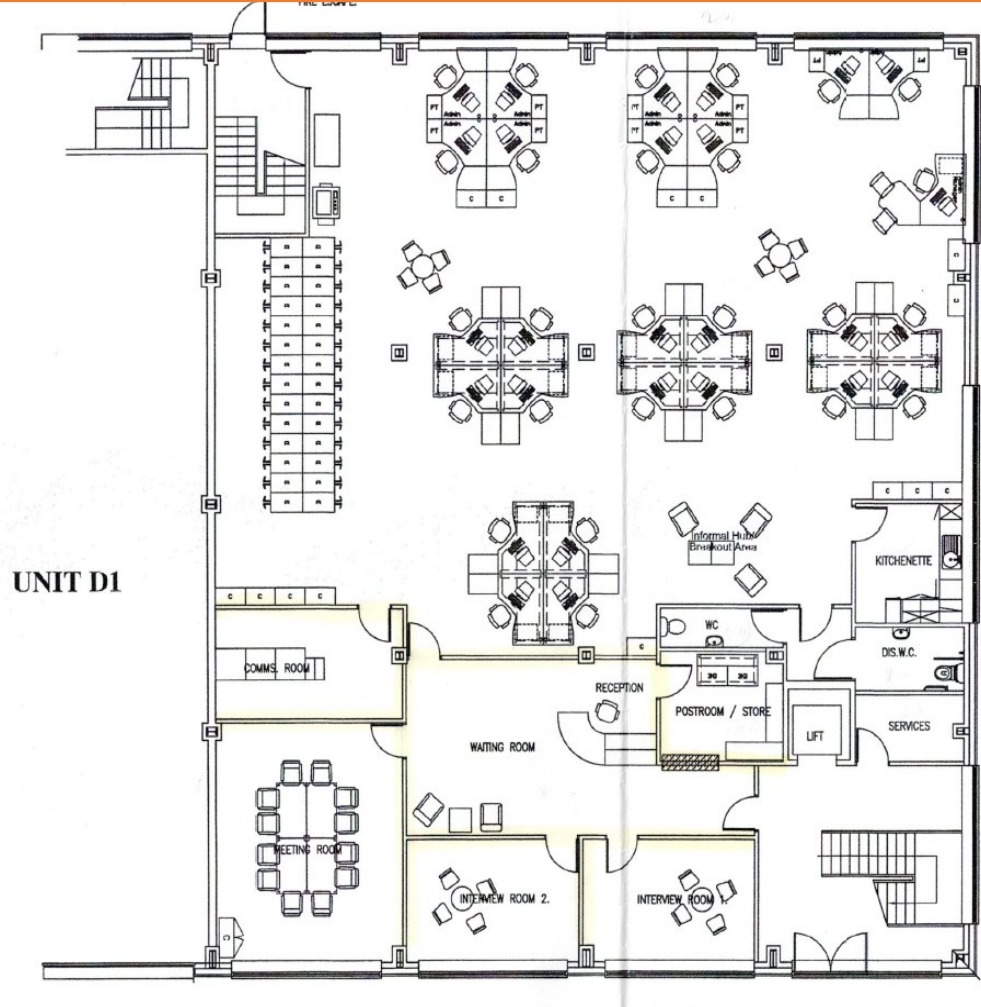
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Floor Plans

Ground Floor



First Floor

