Lower Close, Dartington, TQ9 6EN

Lower Close accommodates a wide variety of tenants including artistic and creative agencies, therapists, office users, education and training, charitable, and more.

An office on the Ground Floor – available from 1 June!

<table>
<thead>
<tr>
<th>Size</th>
<th>72 sq ft [approx]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td>£53.52 per calendar month</td>
</tr>
<tr>
<td>Service Charge</td>
<td>£55.50 per calendar month (2022/23) Subject to annual review on 1 April</td>
</tr>
<tr>
<td>Total:</td>
<td>£109.02 per calendar month</td>
</tr>
</tbody>
</table>

| Business Rates        | Business rates will be payable by the tenant to South Hams District Council |

The **Service Charge** includes:

- Water
- Sewerage & Drainage
- Buildings insurance
- Electricity
- Heating
- Cleaning of common parts
- Postal administration service
- Grounds Maintenance
- Land and Amenity Charge

Tenants are responsible for the cleaning of their individual office and cleaning of the interior of the windows.

Business rates, contents insurance and telephone/IT are payable in addition.

**Lease** - The Trust offers a three year lease and tenants are responsible for the landlord’s legal fees.

24/7 access to all our offices via a swipe card system.