

Dartington Trust

COMMERCIAL PROPERTY AVAILABLE	<p>To arrange a viewing please contact:</p> <p>Becki Noyce Tenantenquiries@dartington.org Tel: 01803 847012 or 07811999005</p>
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Lower Close Studios, Dartington, TQ9 6EN

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



An office on the Lower Ground Floor – available from October 2022

Size	233 sq ft [approx]
Rent	£178.40 per calendar month
Service Charge	£179.60 per calendar month (2022/23) Subject to annual review on 1 April
Total:	£358.00 per calendar month
Business Rate	Business rates will be payable by the tenant to South Hams District Council

The **Service Charge** at **Lower Close Studios** includes:

Water Sewerage & Drainage Buildings insurance Electricity	Heating Cleaning of common parts 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 landlords' legal fees.

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