

# LAMERTON BUSINESS & WELLNESS CENTRE

# To Let

Lamerton, Tavistock, PL19 8QA

REF S/406



PHOTO TAKEN APRIL 2026

## Various Office Premises

- Accessible Rural Location
- 20.4 – 69.7 SQ.M. (220 - 750 SQ.FT.)
- Modern Purpose Built Space
- Unique On-Site Amenities

## £3,600 Per Annum



## LOCATION

The premises are located in the modern purpose built Health and Physio Clinic on the outskirts of Lamerton just North West of Tavistock. There is easy access to Tavistock and the surrounding area.

## DESCRIPTION

The premises comprises modern office accommodation on the ground and first floors. Each office has double glazed windows, solar electric, ground source heat pump, under floor heating and access to secure 1TB Ultrafast Broadband. Other facilities on site include access to a gym, exercise and pilates classes and dog walking paddocks. Externally there is ample parking. Further external space may be available if required.

## ACCOMMODATION (Approximate NIA)

Ground Floor Office Suite/Therapy Room	23.2 sq.m. (250 sq. ft.)
Office 2/Therapy Room	20.4 sq. m. (220 sq. ft.)
Office 3/Studio	69.7 sq. m. (750 sq.ft.)

## EPC

Energy Performance Certificate – Band A – Rating 14

## SERVICES

It is understood that the premises benefit from shared water, drainage, and electricity, and a shared heating system.

## PLANNING

It is understood that the premises has consent for use as offices within Use Class E.

## TENURE

The premises are offered by way of a new lease on effective FRI terms.

## RENT

GF Offices/Therapy Room	£4,500 per annum (£375 per month)
Office 2/Therapy Room	£3,600 per annum (£300 per month)
Office 3/Studio	£7,200 per annum (£600 per month)

There is an extra cost of £35.00 per month for the Broadband Wi-Fi package.

## SERVICE CHARGE

A Service Charge will be made to cover utilities and common costs relating to the property based on a fair proportion.

## RATES

Office 1 Rateable Value - TBC

Office 2 Rateable Value - £2,050

Office 3 Rateable Value - £5,900

A qualifying business pays no rates

West Devon Borough Council Business Rates - 01822 813751

## VAT

The rent will be subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

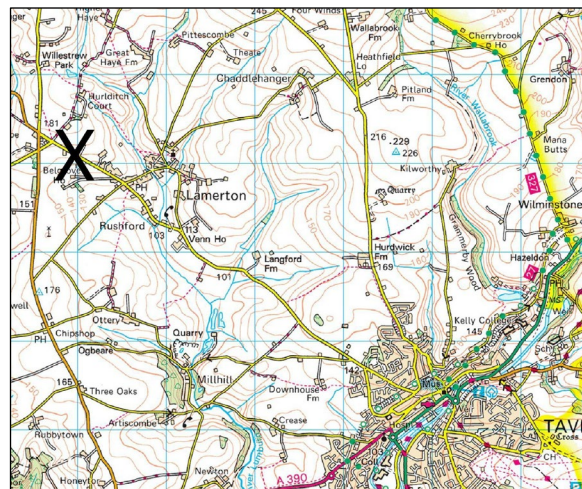
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## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



OFFICE 1



OFFICE 2/THERAPY ROOM

