

Turtle Grove Barns

Sydenham, Lewdown, Okehampton EX20 4PR

To Let

REF S/177



PHOTO TAKEN JULY 2026

Extensive Office Premises

- Accessible Rural Location
- 258.3 SQ.M. (2,786 SQ.FT.)
- Good Quality Barn Conversion
- Ample Parking

£18,300 Per Annum



LOCATION

The premises sit within the rural and peaceful surrounds of the extensive Sydenham House Estate, but with easy access to the A30 at Lifton

DESCRIPTION

The premises comprise a stand alone good quality barn conversion (undertaken in 2004) providing open plan space, which could be readily configured to also offer meeting rooms and private offices. Dado trunking, oil fired underfloor heating, double glazed windows, DDA compliant access, kitchen facilities, toilets, a shower room and ample parking, all contribute to a pleasant and modern working environment.

ACCOMMODATION (Approximate NIA)

258.3 sq.m. (2,786 sq. ft)

EPC

Turtle Grove Barns are Grade II Listed and have no current EPC

SERVICES

It is understood that the premises benefit from mains electricity with water from a natural spring and drainage via a private facility.

PLANNING

It is understood that the premises currently have consent for use as offices within Planning Use Class E. Interested parties are advised to contact the Local Planning Authority West Devon Borough Cornwall Council on 01822 813600

TENURE

The premises are offered on a new effectively FRI lease on terms to be agreed.

RENT

£18,300 per annum (£1,525 per month)

RATES

Rateable Value - £13,500. A qualifying business may be able to acquire transitional relief.

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference – 44635605450

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.

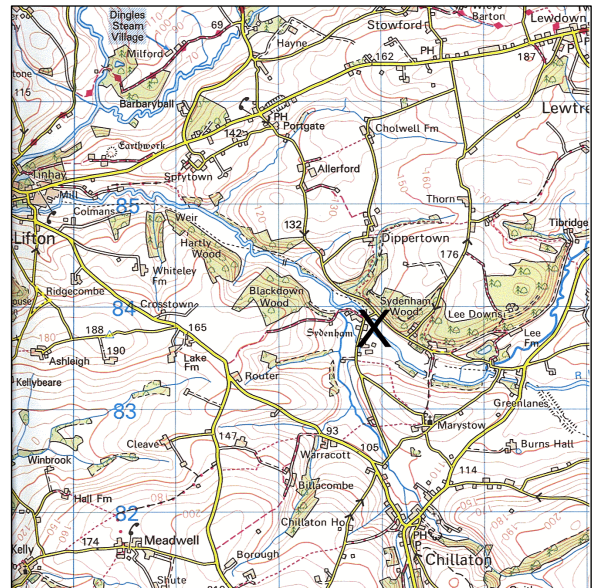
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

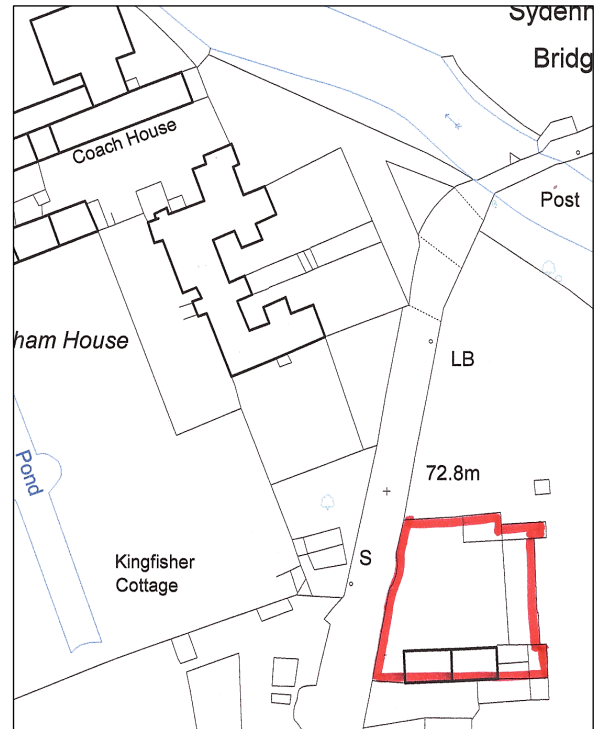
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING IN TOWARDS TURTLE GROVE BARN



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