Chartered Surveyors &
Commercial Property Consultants

SIMON POWELL COMMERCIAL

LAMERTON BUSINESS AND WELLNESS CENTRE

Lamerton, Tavistock, PL19 8QA

To Let

REF S/406



PHOTO TAKEN APRIL 2026

Various Office Premises

- Accessible Rural Location
- Ground and First Floor Options
- Each Approx 20 SQ.M.(215 SQ.FT.)
- Unique On-Site Amenities

From £3,600 Per Annum

LOCATION
The offices are located in the modern purpose-built Health & Physio Clinic on the outskirts of Lamerton, approximately 3 miles to the Northwest of Tavistock.

DESCRIPTION
The premises comprise 2 individual modern offices, one on each of the ground and first floors. Both benefit from double glazed windows, solar electric ground source heat pump under floor heating, air conditioning (first floor office only) and access to secure 1TB Ultrafast Broadband. Site facilities include access to a gym, exercise and Pilates classes and dog walking paddocks. There is ample on-site parking. Further external space may be available.

ACCOMMODATION (Approximate NIA)
Ground Floor office 20.4 sq.m. (220 sq.ft.)
First Floor office 19.95 sq.m. (215 sq.ft.)

EPC
Energy Performance Certificate – Band A - Rating 14

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

PLANNING
It is understood that the premises have consent for use as offices within Planning Use Class E – other uses within Use Class E (e.g. therapy/ health services) have been permitted previously and would be favourably considered

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

RENT
Ground Floor Office (rear) £3,600 per annum (£300 pcm)
First floor office (front) £4,500 per annum (£375 pcm)
There is an additional charge of £ 35pcm for the optional Broadband Wi- Fi

SERVICE CHARGE
A Service Charge will be raised to cover utilities and common costs based upon a fair proportion of the overall cost for the building/site as a whole.

RATES
Ground Floor Office Rateable Value - £1,800
First Floor Office Rateable Value - £2,050
Qualifying Businesses would pay no Rates
West Devon Business Rates - 01822 813751

VAT
The rent, service charge and optional broadband will be subject to VAT.

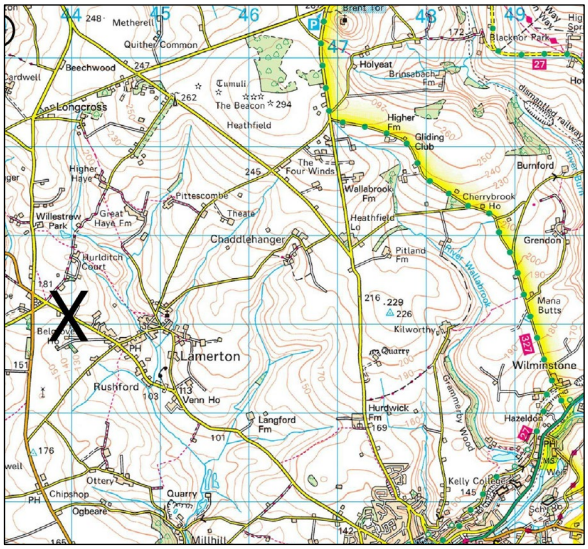
LEGAL COSTS
Each party to bear their own legal costs.

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

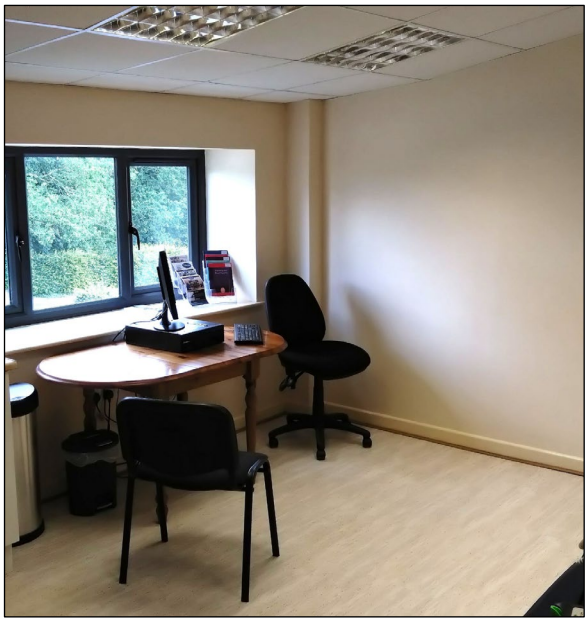
Viewing Strictly through the sole agents: 01822 611311

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LOCATION PLAN
THE PREMISES ARE LOCATED IN THE AREA MARKED X



ILLUSTRATIVE OF GROUND FLOOR OFFICE



ILLUSTRATIVE OF FIRST FLOOR OFFICE



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