



**Office Suite 4, The Estate Office,
Castle Hill Estate, South Molton,
Devon. EX32 0RA**

Status: Let

**Price: Confidential Agreement
reached**

**" A quite exceptional office space
in a unique Countryside setting -
easy access A361 (Link Road)**

- Fabulous setting
- Easy Lease terms
- Car parking
- Exceptional views
- Use of meeting room
- All overheads included

Ref: UW896

**" A really very rare and unique location
in which to run one's Business "**

The availability of this first floor Office Suite provides a truly unique opportunity to occupy an office within the Estates Office of Castle Hill Estate at Filleigh. A wonderful setting within the mature manicured grounds and suitable for a variety of office users. A further meeting room is available (by pre booking) if/when required. On site parking is available.

The office is carpeted and there are adequate power points. The space provides 176 sq. ft. (16.3m) being 16' x 11' (4.92 x 3.38) and will accommodate 3- 4 work stations and occasional

chairs. For larger meetings a close by office (fully furnished) can be used by pre – booking. Landing Kitchenette and ground floor Ladies & Gentleman's WC facilities.

All rent, business rates, water rates, heating and lighting are included within the monthly payment of £220.00 (plus VAT) which is payable monthly in advance. A rent deposit equivalent to 1x months rent to be held by the Landlord through the period of the term. Usual references will be required.

Please contact us to discuss further. We strongly recommend a personal visit to appreciate this most unusual opportunity.

