



**Office Suites 3 & 4, The Estates
Office, Castle Hill Estate, South
Molton, Devon. EX32 0RA**

Status: To Let

**Price: from £250 per month
(includes utilities)**

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

- Fabulous Setting
- 2 x Offices available
- Easy terms
- Use of Meeting Room
- Parking
- All overheads included

Ref: UW 810

**"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.

Office 3 is located on the first floor. Dimensions are 16' x 13' 10" (4.9m x 4.2m) providing space for 3 x work stations (at least) and enjoying truly magnificent Southerly views over the Castle Estate Gardens via two, casement windows (see photo section). Shelved stationery cupboard, power and IT sockets, fluorescent lighting fitments, fitted carpet, 2 x radiators (wet system). The rent is £350.00 per month which includes heating, lighting, business rates etc.

Office 4 is on the second floor. Dimensions are 15' 8" x 10' 5" (4.8m x 3.1m) and will accommodate 2 x workstations. Fitted shelving on two walls, telephone, power & IT sockets, 2 x radiators, ceiling 'downlighters', carpet. The rent is £250.00 per month which includes heating, lighting, business rates, etc. 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 £350.00 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.





