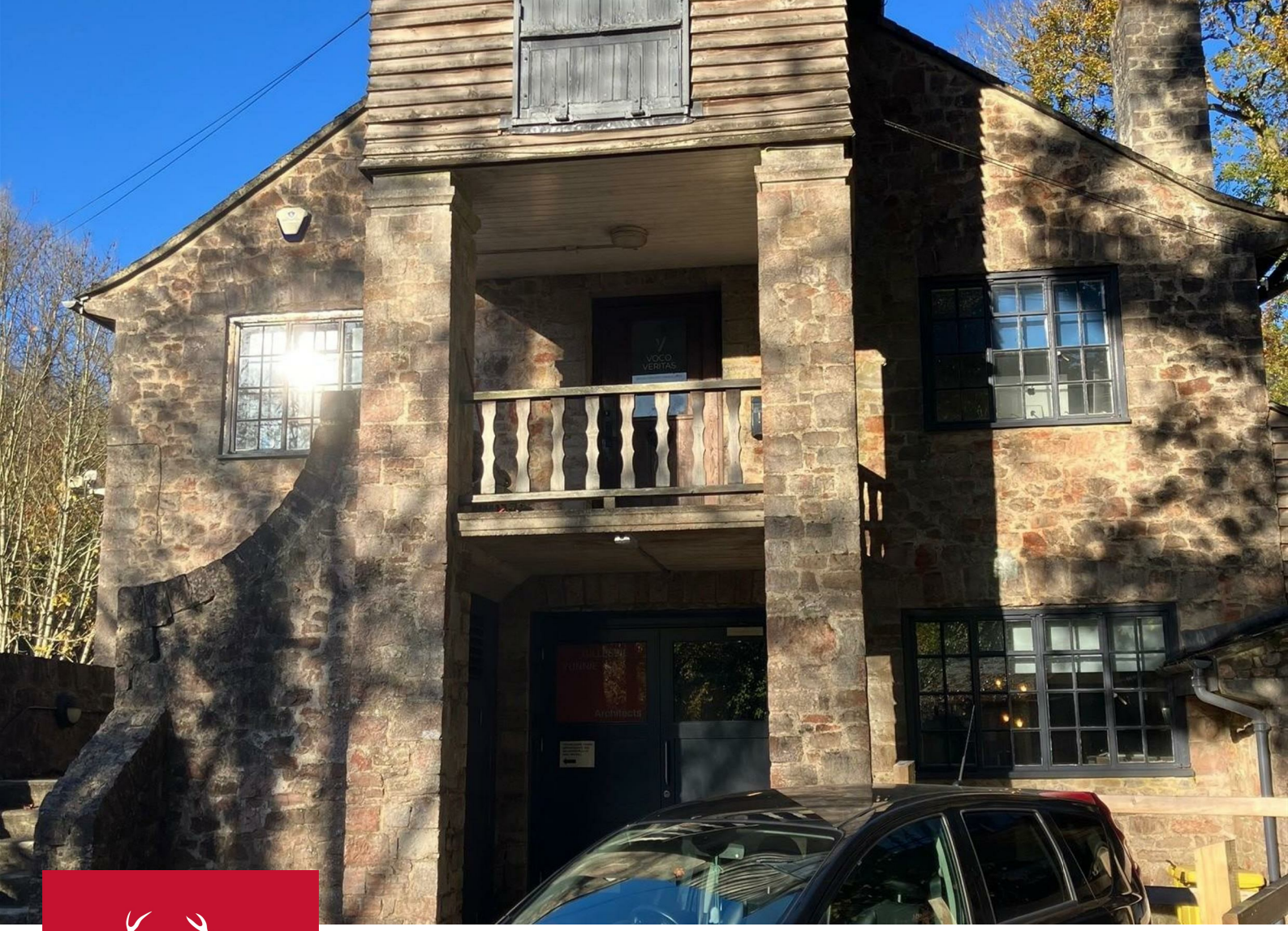


STAGS

Lower Tweed Mill Shinners Bridge, Dartington, Totnes, TQ9 6JB

First floor office in historic converted mill.

• First floor office accommodation approximately 42.5 m² (458 sq ft) • 2 Parking spaces • Attractive building on the outskirts of Totnes • Good transport links • Available soon

£4,500 Per Annum

01803 866130 | rentals.southdevon@stags.co.uk

LOCATION
Dartington is situated just outside the popular and historic market town of Totnes. The town centre offers an excellent range of shops, amenities, leisure facilites and many popular restaurants.

Access routes are strong. Totnes benefits from a main line railway station on the Penzance to Paddington line. The cities of Exeter and Plymouth are easily accessible via the A38 Devon Expressway.

DESCRIPTION
Lower Tweed Mill is a converted former textiles mill, located alongside the A385 near to The Shops at Dartington and The Cider Press Centre.

The first floor office provides an ideal workspace for a small business or start up company. Other occupiers include an architect company and homeware retailer. Communal w.c's and kitchen facilities.

The office is accessed from the car park via a flights of external steps. Currently split into 2 rooms, the total office accommodation is 42.5 m² (458 sq ft) approximately

Room 1 27m² (289 sq ft) approximately

Room 2 16m² (169 sq ft) approximately.
Large window overlooking the leat.

Two parking spaces are included.

TENURE
Avaliable on a new lease, terms to be agreed.

LEGAL
Each party to bear their own costs

EPC
Instructed

SERVICES
Mains electric, gas, water and sewerage.

RENT
£4,500 per annum plus VAT

SERVICE CHARGE
Inclusive of gas, electric and water.
Currently £2,967.98 pa plus VAT

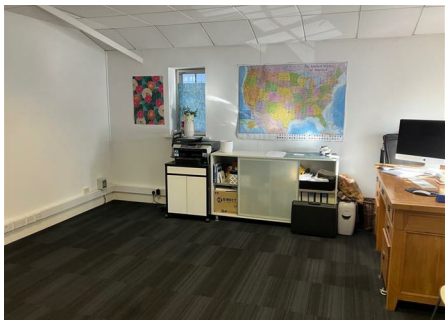
RATEABLE VALUE
April 2026 List: £4,900

Please note this is not the current rates payable for the property. 100% Rate relief will be available for the eligible parties qualifying for Small Business Rates Relief.
For further information please contact South Hams District Council, Follaton House, Plymouth Road, TQ9 5NE.

VIEWINGS
By appointment with the agents Stags Commercial
01803 865116
Commercial@Stags.co.uk

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND
The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenany agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS
The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
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@StagsProperty

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