



**Hartnoll Farm Road Heading East From Hartnoll  
Cross, Tiverton, EX16 4NG  
£300 Per Month**

A well located office space, ideal for a range of businesses. Includes access to communal serviced WC's, shower room, kitchen facilities and parking.

#### Description

This well located office utilizes it's own entrance space and is ideal for a wide array of businesses, measuring approximately 19.1 sq. m.

Also having access to serviced communal WC's, shower room, kitchen facilities & parking.

£300 p.m with bills included.

#### Location

Hartnoll Business Centre is strategically located close to the A361 dual carriageway and just 6.5 miles from J27 of the M5 with easy links to Exeter, Taunton and beyond. It's less than 10 minutes by car from Tiverton Parkway railway station with direct trains to Bristol, London and other major cities across the country.

#### Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

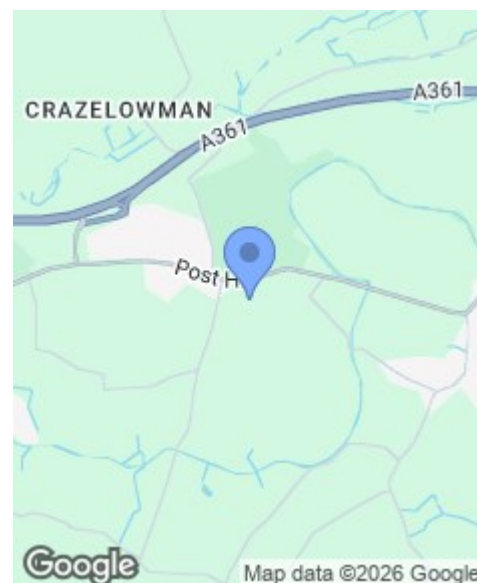
#### Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

#### Disclaimer

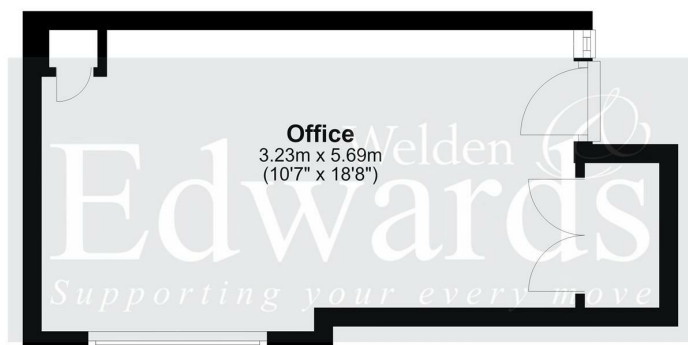
Whilst every attempt has been made to ensure our particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



#### Ground Floor

Approx. 19.1 sq. metres (205.2 sq. feet)



Total area: approx. 19.1 sq. metres (205.2 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.

