



To let / For sale

Viewing by prior appointment with
Jonathan Ling

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Ash House, Canal Way, Kingsteignton,
Newton Abbot, Devon, TQ12 3SJ

Modern detached office building

5,841 sq ft / 543 sq m

Suited to office use and/or light production/labortatory uses

Off-road parking / storage land

To let: £52,000 per annum, OR

For sale (freehold): on application

strattoncrebercommercial.co.uk

Location

Ash House is situated on the outskirts of Newton Abbot close to the Racecourse and Kingsteignton, which offers a variety of shops including Post Office, hairdressers, pubs and cafés. Within easy walking distance is a Tesco supermarket and opposite Canal Way is a retail park including Halfords and, Matalan.

Ash House is located just off Newton Abbot Road fronting Canal Way and benefits from good access to the A380 dual carriageway between Newton Abbot and Exeter, linking to the M5 motorway.

Description

The property is a modern detached office building on ground and first floors. The property was built to a high specification and retains a number of original features, but has subsequently been occupied as a hi-tech production facility with offices, with modifications including anti-static flooring and loading doors.

Features of the accommodation include:

- Gas-fired central heating
- Suspended ceilings, recessed category-2 lighting
- Concrete floors with good loading capacity
- Air conditioning to part
- Cat-5 network cabling throughout
- Fire alarm and smoke detection system
- Intruder alarm system
- Passenger lift
- WCs on both floors plus shower facility
- Large kitchen / staff room on 1st floor
- Air conditioned server room

Accommodation

The property has the following approximate net internal floor areas:

Ground floor:	3,040 sq ft (282.4 sq m)
First floor:	2,801 sq ft (260.2 sq m)
TOTAL NIA:	5,841 sq ft (542.6 sq m)

Parking

The demised parking areas around the building have 16 marked parking spaces. Alternatively, some areas can be used for storage and the previous occupier sited a number of containers on site. There is unrestricted on-road parking and further spaces have been rented from a neighbouring business by previous tenants.

Terms: New lease

The property is offered as a whole by way of a new lease on full repairing and insuring terms. The rent is £52,000 per annum, and other lease terms are by negotiation.

Terms: Freehold sale

The property may be offered by way of a sale of the freehold with vacant possession. Terms on application.

Business Rates

The property is assessed as Offices and Premises with a rateable value of £51,000. The rates payable in the year 2019/20 are understood to be £25,704.00.

Broadband/connectivity

A report on the broadband services available at this property, and the relative speeds they may offer, is available on request.

Energy Performance Certificate

Assessed in band E.

Floor plans

Available on request.

VAT

VAT is applicable to the rent.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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