



D1 Kingsteignton Trading Estate, Pottery Road, Newton Abbot, Devon, TQ12 3BN

To let

Trade counter / retail warehouse

Established commercial location

Approx: 5,398 sq ft / 501.5 sq m ground floor plus first floor offices
and mezzanine: 4,268 sq ft / 396.5 sq m

Good parking and access

Occupiers nearby include - Euro Car Parts, Topps Tiles and Screwfix

Eaves height: 6.3m

Rent: £55,000 per annum exclusive

strattoncrebercommercial.co.uk

Viewing by prior appointment
with Andrew Hosking

(01392) 202203

andrew@sccexeter.co.uk

Location

The property is located on the Kingsteignton Trading Estate approximately 1.5 miles north of Newton Abbot town centre. The estate is close to a large retail concentration including Tesco and the Newton Road Retail Park housing Matalan, Brantano Shoes and Halfords. The estate has excellent access to the A380 with links to Torquay and Exeter together with the motorway network beyond. Newton Abbot is also well served by Intercity rail services.

Description

The property comprises an end-terrace of steel portal frame construction with steel sheet cladding to the upper elevations and external brickwork below.

Approached to the front via a manually operated roller shutter door 13'2" wide x 16' high (4m x 4.9m), there is also an independent personnel entrance to the front. The eaves height (to the underside of the roof) is approximately 20'8" (6.3m) and there is a good level of allocated car parking to the front.

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following:

GF warehouse/offices/welfare:	5,398 sq ft / 501.51 sq m
FF Offices:	964 sq ft / 89.52 sq m
FF Mezzanine:	3,304 sq ft / 306.93 sq m
Total:	9,666 sq ft / 897.96 sq m

Lease Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed at a quoting rent of £55,000 per annum exclusive plus VAT.

Services

Mains electricity (including 3 phase), water, drainage and gas are all connected to the property.

Business Rates

We are informed by the Valuation Office Agency that the property has a rateable value of £36,750.

Rates payable 2019/20: £18,044.25.

Energy Performance Certificate (EPC)

An EPC has been prepared for this property and the rating is: C/62.

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through joint the sole agents:

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

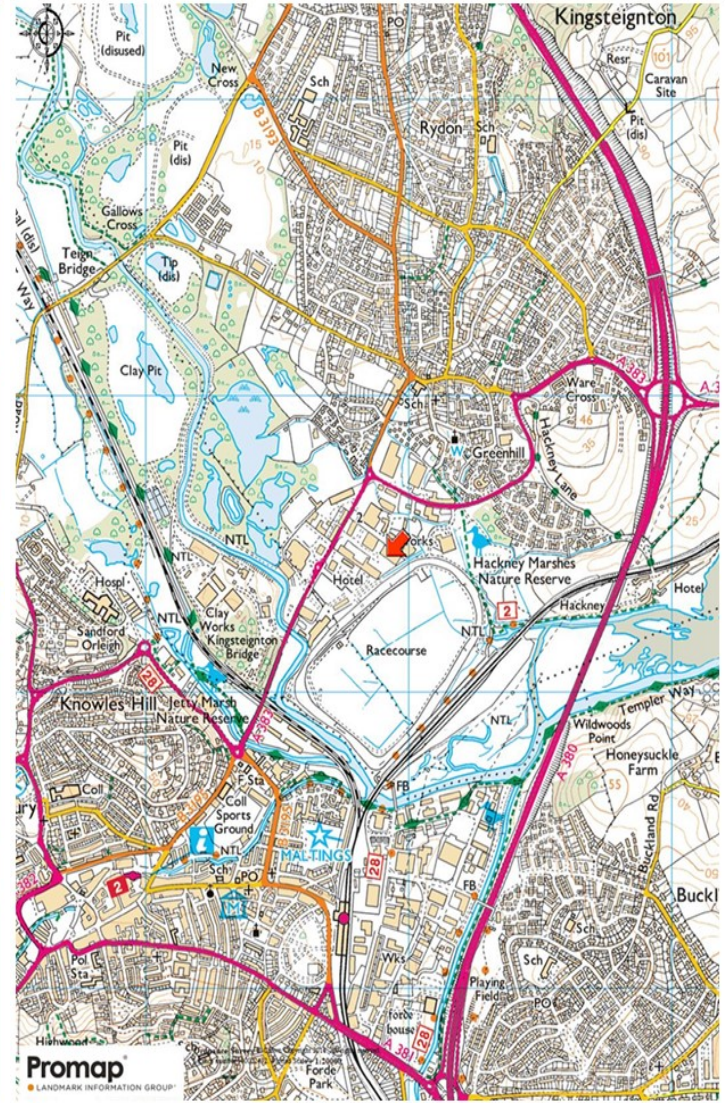
Contact: Andrew Hosking / Jonathan Ling
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Email: andrew@sccexeter.co.uk
jonathan@sccexeter.co.uk

OR

JLL
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Contact: Kye Daniel
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