

UNDERGOING  
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# To let

Units 3 & 4, Swift Park, Greenhill Way, Kingsteignton,  
Newton Abbot, Devon, TQ12 3SH

Viewing by prior appointment  
with Andrew Hosking /  
Tom Churchward

**(01392) 202203**

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[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Prominent industrial/warehouse/trade counter unit

Located on popular trade park

Approx: 2,052 sq ft / 190.7 sq m

Initial annual rental £21,500 per annum exclusive

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Kingsteignton, together with the adjacent market town of Newton Abbot, is located approximately 16 miles south of Exeter via the A380 dual carriageway, some 33 miles east of Plymouth and 7 miles north of Torquay.

The A380 trunk road gives access north via the A38 to Exeter and Junction 31 of the M5 Motorway (approximately 12 miles away) and south to Torquay and Paignton. The A38 Devon Expressway (from Exeter to Plymouth) passes some 4 miles to the north east of the estate giving an alternative route north to Exeter as well as south into Cornwall.

Newton Abbot has regular rail services to Exeter, Plymouth and London with connections from these stations to London Paddington and London Waterloo. Exeter International Airport is situated some 20 miles to the north.

Swift Park is situated approximately 1 mile to the north of Newton Abbot town centre at the northern end of the A383 Greenhill Way which links to the A380. The estate benefits from a very prominent position and is also situated close to Newton Abbot Racecourse, Tesco Superstore, Newton Road Retail Park and Kingsteignton Retail Park.

The surrounding area comprises a mix of predominantly trade counter and retail warehouse units. These include national retailers such as Halfords, Costa, Matalan, Booker, Seat, Jewson and Lidl. In addition, Kingsteignton Retail Park has attracted Next, Boots, Hobbycraft and Pets at Home.

## Description

The estate comprises a well-designed development of 20 industrial/warehouse, industrial and trade counter/quasi retail units within three terraces.

Existing occupiers on the estate include Riveria Hot Tubs, Milestone Veterinary Centre, Motor Parts Direct and Swimfix.

The premises comprise a double end of terrace unit adjacent to Our Heat and Excel Dental Ceramics.

Features include:-

- Front allocated car parking spaces.
- Concrete surfaced access road.
- Minimum eaves height approximately 15' (4.6m).
- 2 Front roller shutter doors each 10'6" x 12'5" high (3.2m x 3.79m).
- All mains services available.
- Fluorescent lighting

## Accommodation

(Please note that all dimensions and areas are calculated on an approximate gross internal basis)

### Ground floor

38'4" x 53'6" (2,052 sq ft)  
11.7m x 16.3m (190.7 sq m)

## Terms

The property is available on a new 6 year fully repairing and insuring lease (by way of a proportional service charge) excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

The initial annual rental is **£21,500 p.a.ex.** and there is to be a mid-term rent review.

## Rateable Value

We are informed by the Valuation Office Agency web site that the property a rateable value of £13,750.

Rates payable 2020/21: £6,861.25

An element of Small Business Rates Relief will be available to qualifying companies which will limit the rates payable - further information upon request.

## Energy Performance Certificate (EPC)

An Energy Performance Assessment has been prepared and is available upon request.

## VAT

VAT will be applicable to the rent and service charge

## Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Andrew Hosking / Tom Churchward  
Tel: (01392) 202203

Email: [andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)  
[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)





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