



**Storage Yard , Heywood Estate, Pottery Road,
Kingsteignton, Newton Abbot, Devon, TQ12 3RS**

**TO LET: £5,500
Per Annum**

**2,726 Sq Ft
(253.25 Sq M)**

Secure open storage land

Fenced with palisade fencing

Surfaced in concrete

Available immediately

Location

The yard is located just off Pottery Road approximately 1.5 miles north of Newton Abbot town centre. The site has good access to the A380 dual carriageway which provides a direct link to the M5 motorway at Junction 31 approximately 13 miles north.

Main line rail services are available from Newton Abbot with regular connections to London Paddington and the remainder of the national rail network. Newton Abbot has a resident popular of circa 23,000 and is 15 miles south of Exeter and 8 miles north west of Torquay.

Description

A secure open storage yard located within Heywood Estate fenced with palisade fencing and surfaced in concrete. The yard is suitable for all open storage requirements and is available immediately.

Accommodation

	Sq Ft	Sq M
Yard	2,726	253.25
TOTAL	2,726	253.25

Tenure

Available by way of new full repairing and insuring lease at a rent of £5,500 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Rateable Value

Interested parties are advised to make their own enquiries with the local billing authority, Teignbridge District Council.

Energy Performance Certificate (EPC)

The yard is exempt from EPC requirements.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

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

Viewing by prior appointment with:

Zack Dennington
01392 202203
zack@sccexeter.co.uk

