

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## A MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT IN A CONVENIENT TOWN CENTRE LOCATION

Approximately 110 sq.m (1,185 sq.ft) with Car Parking

**UNIT 10 HANBURY BUILDINGS, BRADLEY LANE  
NEWTON ABBOT, DEVON, TQ12 1LZ**



A conveniently located Industrial unit with ground floor Office and a covered open fronted loading entrance to the rear plus Car Parking in a shared car park. The premises are in Bradley Lane, just off the town centre by the Asda Store, and would suit a variety of potential users including storage / mail order.

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## SITUATION AND DESCRIPTION

The premises are located in a central position just off the town centre at the end of Bradley Lane, just past the new Asda Store. Approached through the site car park the unit is located at the rear of the main brick and stone built factory/mill complex, being the first Unit in a modern terrace of 3 units. The premises occupy a convenient location in the centre of Newton Abbot and yet just 1 mile from the A380 Exeter to Torquay trunk road, joining with the M5 Motorway at Exeter, or approximately 6 miles from the A38 at Drum Bridges roundabout/ Heathfield junction. Exeter is approximately 15 miles distant with Torquay approximately 8 miles distant.

Newton Abbot is a busy market town, being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. The premises would suit a variety of potential users, including engineering, light manufacture, mail order or as a Trade Counter.

## ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

### Workshop 8.34m x 6.92m (27'4" x 22'9") max

Accessed through the car park area to an open fronted but covered entrance area which then leads to main workshop via a roller shutter door providing vehicular access. Strip lighting and power points as fitted. Concrete floor. Enclosed workshop / store which can be removed if not required.



### Toilet

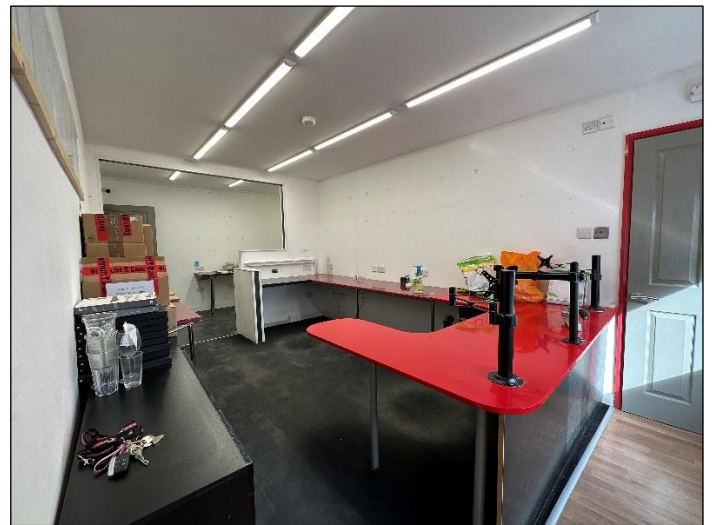
Low level W/C suite with wash hand basin.

### Kitchen / Office 4.76m x 2.58m (15'7" x 8'6") max

Range of fitted wall and base units with worktop and inset stainless steel sink unit with single drainer. Space for fridge under. Power and lighting as fitted.

### Office 6.85m x 2.98m (22'6" x 9'9") max

Pedestrian door from the front parking area. Large window adjoining. Spacious room with benching fitted to 2 walls. LED lighting. HVAC air con / heating unit. Secondary area to the rear with door leading to the workshop.



### Mezzanine Storage

Floored area suitable for light storage.

## EXTERNALLY

Car parking is available on the nearby shared site car park.

## RENT AND TENURE

£9,950 pax plus VAT is sought. The premises are available on a new 6 year FRI lease with an upwards only rent review at the end of the third year, plus a mutual break clause at the mid way point with 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

## LEGAL COSTS

The ingoing tenant to make a contribution of £395 plus VAT towards the landlords' legal fees, including abortive costs.

## RATES

Rateable Value: - £7,000 (2023 Valuation)

We understand that Rate reductions of up to 100% are available to qualifying Business under the small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council (01626 361101)



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#### SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available.

#### COMMERCIAL EPC

A Commercial EPC has been requested, a summary is below, with a full version available on the web site. The Rating:

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0052)



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