

# TO LET

## HIGH QUALITY BRAND NEW INDUSTRIAL / TRADE COUNTER UNIT ON THE OAK TREE BUSINESS PARK

Approx. 93 sq.m (1,000 sq.ft) plus Half Mezzanine Floor of 46 sq.m (500 sq.ft) so totalling approx. 139 sq.m (1,500 sq.ft) with 2 allocated car parking spaces

**UNIT 2F OAK TREE BUSINESS PARK, OLD NEWTON ROAD,  
KINGSKERSWELL, NEWTON ABBOT, DEVON, TQ12 5LB**



This exciting development is located just off the A380 Dual Carriageway outside Newton Abbot and offering unrivalled access to Torquay and Torbay and Exeter and the M5 Motorway in the other direction. The units have been constructed to a high standard and include high level windows on a spacious and landscaped site. The units would suit a variety of users including as a Trade Counter, subject to the necessary consents.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

#### SITUATION AND DESCRIPTION

The Oak Tree Business Park is conveniently located just off of the main A380 between Newton Abbot and Torquay at the entrance to Kingskerswell, just 2.5 miles from the Penn Inn roundabout. This provides excellent access to all the main trunk routes such as the A380 dual carriageway to Exeter and the M5 motorway network plus the A38 from Exeter to Plymouth and the A30 to Cornwall. Torquay is approximately 7 miles distant with Newton Abbot town centre about 3 miles away.

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 Oak Tree Business Park will have a wide mix of users including wholesale / Trade Counter, Light manufacturing, Offices, Showroom and storage making these unit suitable for a variety of uses, subject to any necessary consents.

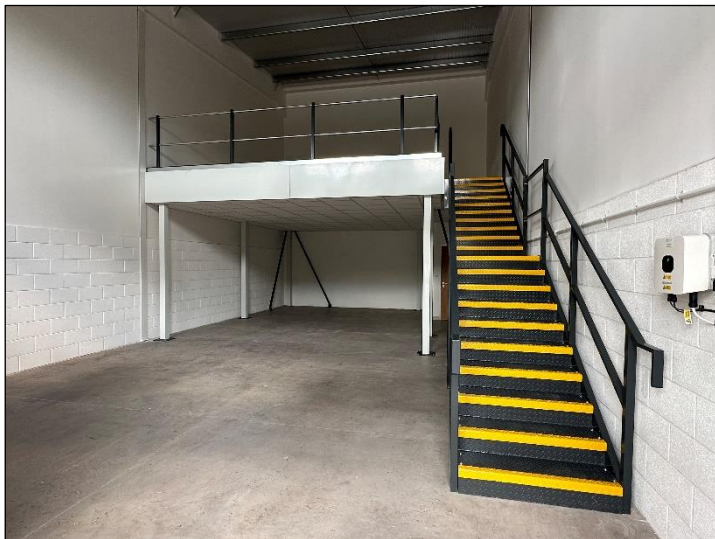
#### ACCOMMODATION

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

##### Workshop

**13.30m x 7.0m (43'7" x 23'0") max**

Pair of glazed pedestrian doors with glazed panels over. Electric Roller shutter door adjoining. High level windows providing excellent natural light for a mezzanine floor etc. Power floated concrete floor. Block walls to lower elevations. Maximum eaves height of 6.81m (22'4") reducing to 5.47m (17'11") at the front.



To the rear of the units is a Toilet with low level WC suite and wash hand basin. This is also the favoured location should a tenant want to install a kitchen or tea point.

##### Half Mezzanine Floor

**7.1m x 6.5m (23'3" x 21'3") max**

Located at the rear of the unit with a steel staircase leading up. This area is ideal for storage or the construction of an Office / Showroom, subject to the usual consents.

#### EXTERNALLY

To the front of the premises is a wide concrete loading and unloading area with parking for up to 2 cars. At the far end of each block is a shared bin storage area.

#### RENT AND SERVICE CHARGE

A rent of £14,000 per annum is sought for this brand new Industrial or Trade Counter unit on this sought-after estate. The rent will be payable quarterly in advance by standing order. A service charge is payable to cover the costs of the shared landscaping and shared services. VAT is chargeable on the rent and service charge.

#### LEASE

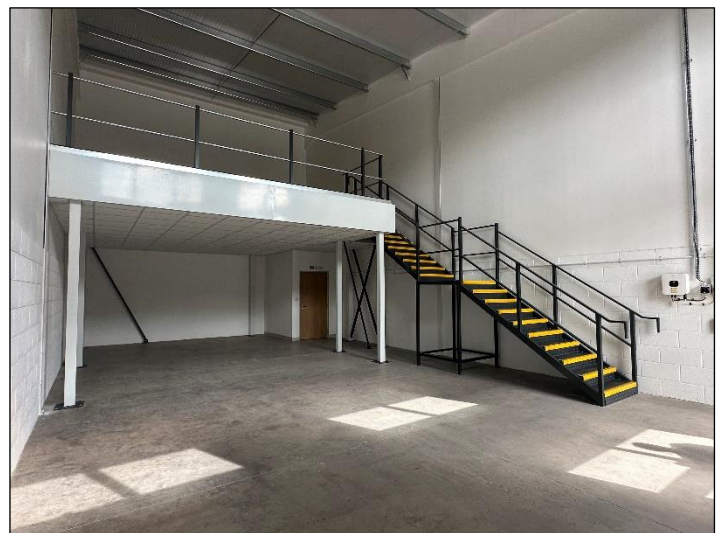
A new 6 or 10 year FRI lease is available with an upwards only rent review at the end of the 3<sup>rd</sup> or 5<sup>th</sup> year. The lease will be contracted outside of the Landlord and Tenant Act 1954.

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

#### RATES

Rateable Value: - To be assessed

The Unit will be assessed once occupied and a Rateable value applied. However, we understand that qualifying businesses may benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. For further information please contact Teignbridge District Council (01626 361101)



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

#### ENERGY PERFORMANCE CERTIFICATE

An EPC will be available on completion, a copy of which can be downloaded from the web site. The rating is:

#### SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises. We understand that Fibre has also been brought into the premises offering high speed broadband. Interested parties are encouraged to make their own enquires with the relevant service providers.

#### VAT

VAT is payable on the rent and any service charge.

#### LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the new lease.

#### AGENTS NOTE

The site is still a building site and therefore all viewings must be accompanied and booked in advance. Safety clothing and boots can be provided on site if interested parties do not have their own.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0724)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

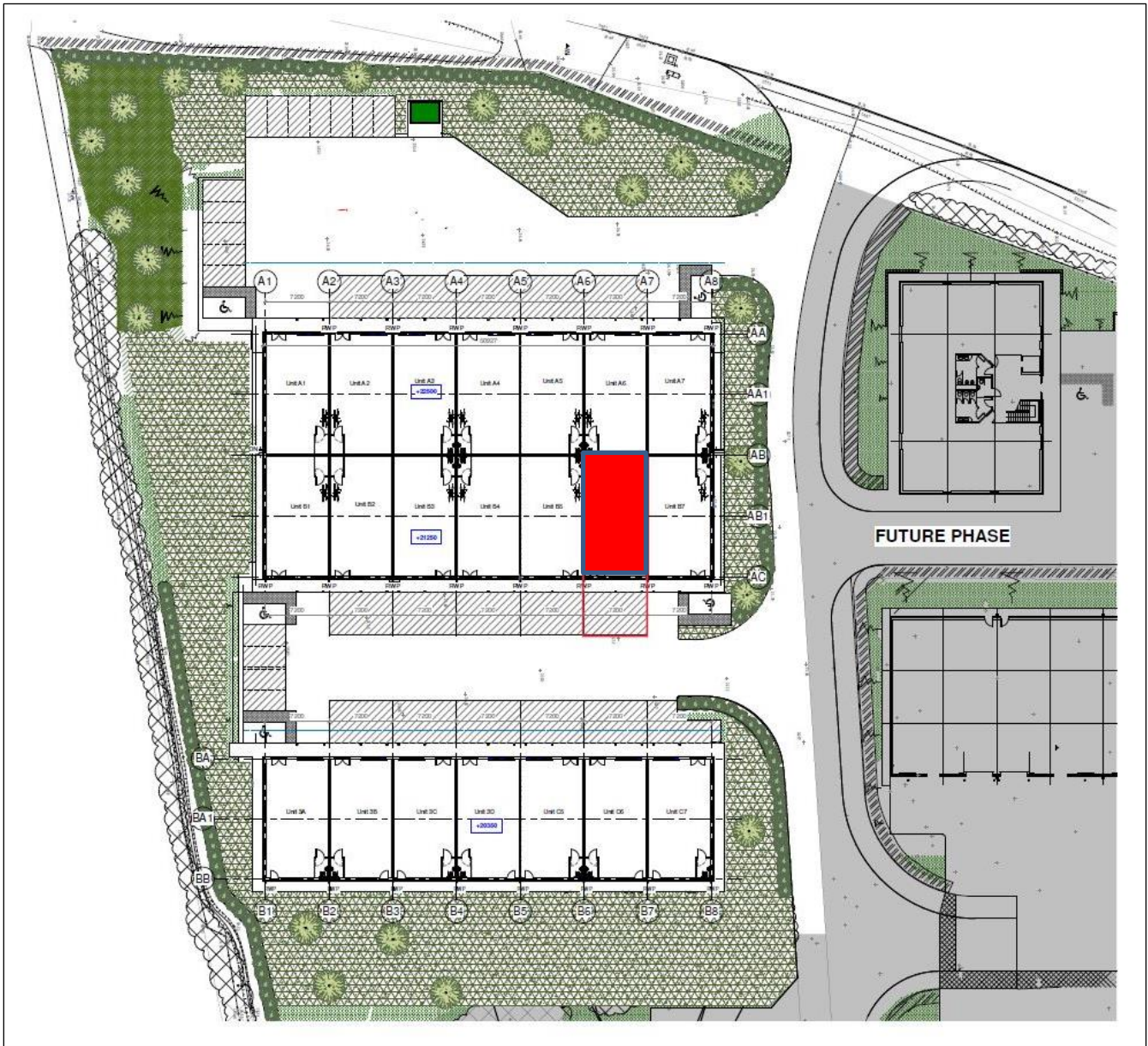
Web. www.noonroberts.co.uk



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.