

TO LET

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

Approx. 93 sq.m (1,000 sq.ft) with 2 allocated car parking spaces

**UNIT 2E OAK TREE BUSINESS PARK, AUSTIN CLOSE,
KINGSKERSWELL, NEWTON ABBOT, DEVON, TQ12 5GJ**



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.

The unit is a shell, but is suitable for the installation of a half or full mezzanine floor if required. This can be used 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 £12,000 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

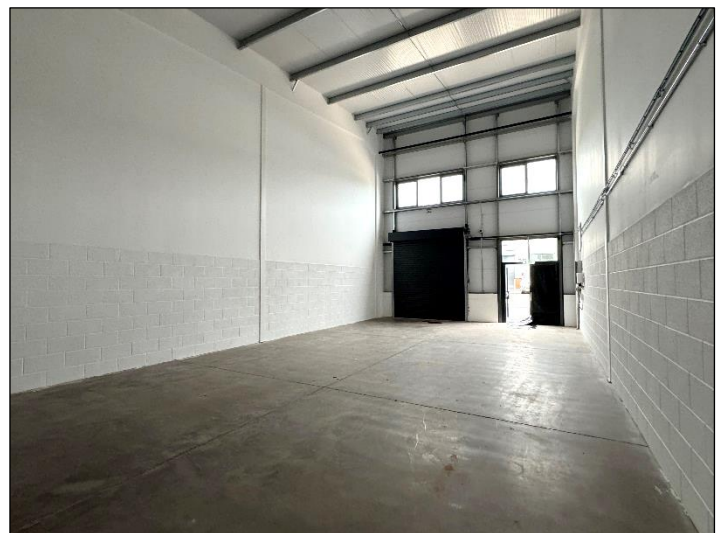
A new 6 or 10 year FRI lease is available with an upwards only rent review at the end of the 3rd or 5th year. The lease will be contracted outside of the Landlord and Tenant Act 1954.

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)



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ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises, a full copy is available to download from the web site. A summary is shown below. The rating is: A 17

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.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0723)



Tel. 01392 691007
Mob. 07831 273148
Email. tn@noonroberts.co.uk
Web. www.noonroberts.co.uk



4/11/2023, 12:44 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Unit 2E Oak Tree Business Park Austin Close Kingskerswell Newton Abbot TQ12 5GJ	Energy rating A	Valid until: 25 September 2033 Certificate number: 8385-0795-1233-2438-8118
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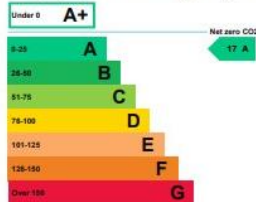
Property type: B8 Storage or Distribution
Total floor area: 146 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

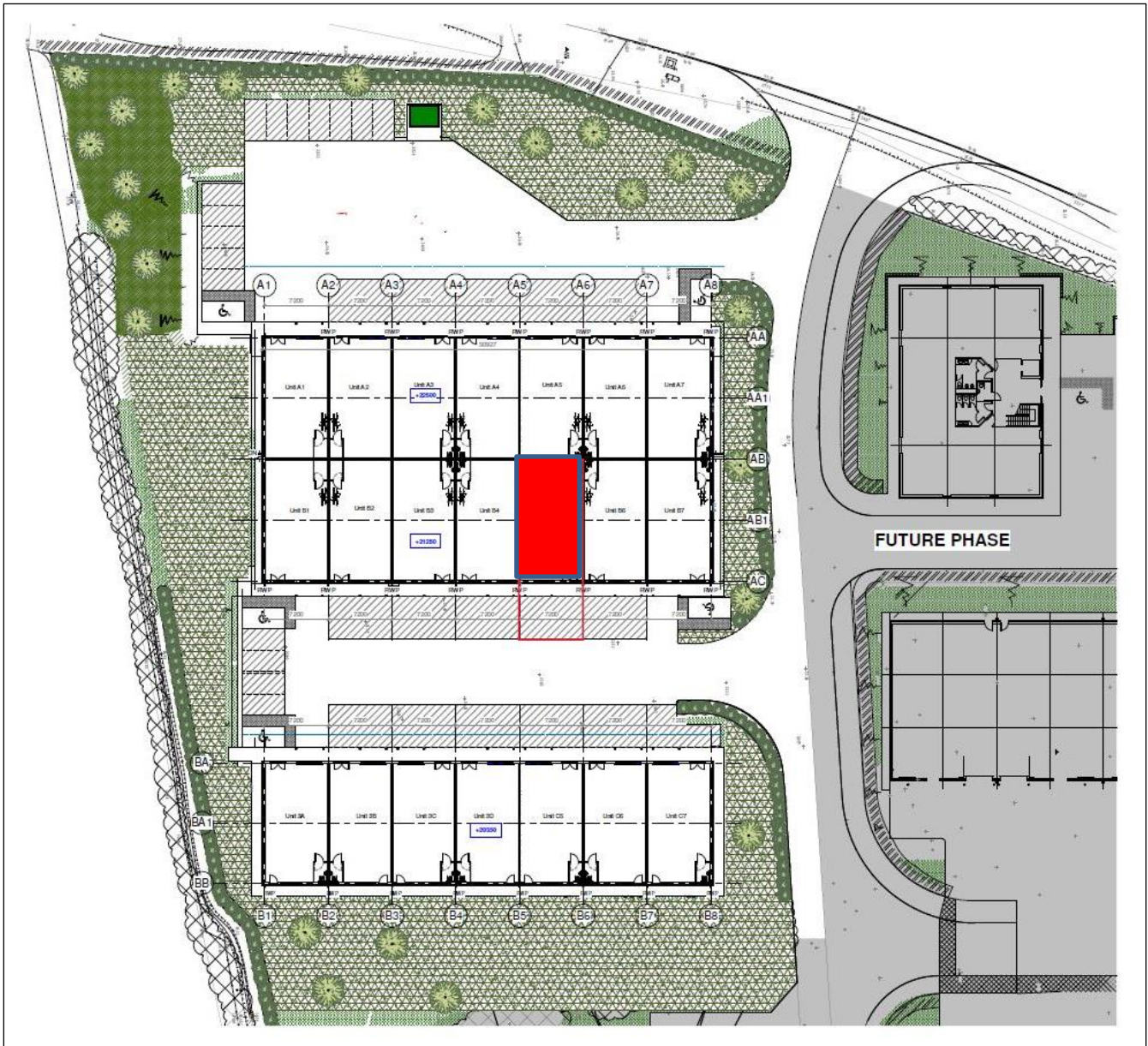
If newly built	32 B
If typical of the existing stock	94 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8385-0795-1233-2438-8118/print=true>

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Noon Roberts
4 Northleigh House,
Thorverton Road, Matford,
Exeter, Devon, EX2 8HF

Contact us
M. 07831 273148
E. tn@noonroberts.co.uk
W. noonroberts.co.uk

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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.