

WAREHOUSE

OFFICE

RETAIL

Noon  
Roberts



PROPERTY CONSULTANTS

# TO LET

## WAREHOUSE / STORAGE UNIT IN A CONVENIENT LOCATION ON THE EDGE OF NEWTON ABBOT

Units of 302 sq.m (3,253 sq.ft) with ample parking

**UNIT 1 CONITOR HOUSE, DENBURY ROAD,  
NEWTON ABBOT, DEVON, TQ12 6BY**



A chance to acquire a new flexible lease of this Warehouse / Storage Unit in a convenient location off of Totnes Road just outside Newton Abbot. The premises are restricted to a Warehouse / Storage use only and are not able to be used as a workshop or manufacturing space. The units are well located offering easy access to Newton Abbot and on to the A38 / A380 trunk roads linking Torbay, Exeter and the South Hams.

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#### SITUATION AND DESCRIPTION

Unit 1 Conitor House is located on a private Estate on the Totnes side of Newton Abbot just off of the Newton Abbot to Totnes Road in Denbury Road close to the Ogwell Roundabout. The premises are on a mixed Estate with Residential apartments to the front and two storage Units at the rear. The site is secure with electric gates providing access to the site. The site offers quick access to the A38 and A380 linking Exeter and the M5 Motorway to Torquay and the whole of Torbay. The unit provides good vehicular access with ample car parking to the front. The Unit has the shared use of toilet facilities and will have electricity provided on a sub meter.

#### ACCOMMODATION

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

**UNIT NO 1** **302 sq.m (3,254 sq.ft)**  
**Warehouse** **18.07m x 16.73m (59'3" x 54'10") max**

Large electric roller shutter door from shared courtyard area. Power and overhead light as fitted. Translucent roof lights for natural light. Concrete floor.



#### EXTERNALLY

The premises are accessed from a shared courtyard with car parking available to the front. A shared toilet will be available for the units to use on site.

#### RATES

Unit No 1 Rateable Value - £14,500 (2023 Valuation)

We understand that a rates reduction of up to 100% are available on the smaller unit under the Small Business Rate Relief scheme for qualifying businesses. To see if you or the property qualify for this discount please contact the Business Rates department at Teignbridge District Council (01626 361101)

#### RENT

Unit 1 - £15,950 per annum.

#### TENURE

The unit is available on a new 3 year lease. The landlord is responsible for external repairs and decorations, with the tenants responsible for internal repairs and decorations plus the roller shutter door.

The lease is contracted outside of the Landlord and Tenant Act. The electricity is metered by a sub meter, 3 Phase electricity is not available. The tenants will reimburse the landlords for a share of the buildings Insurance.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a copy of which will be available to download from our Web Site. The rating is:

#### LEGAL COSTS

A contribution of £395 plus VAT is sought towards the landlord's legal costs, including abortive costs, for preparing the lease.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0619)



Tel. **01392 691007**

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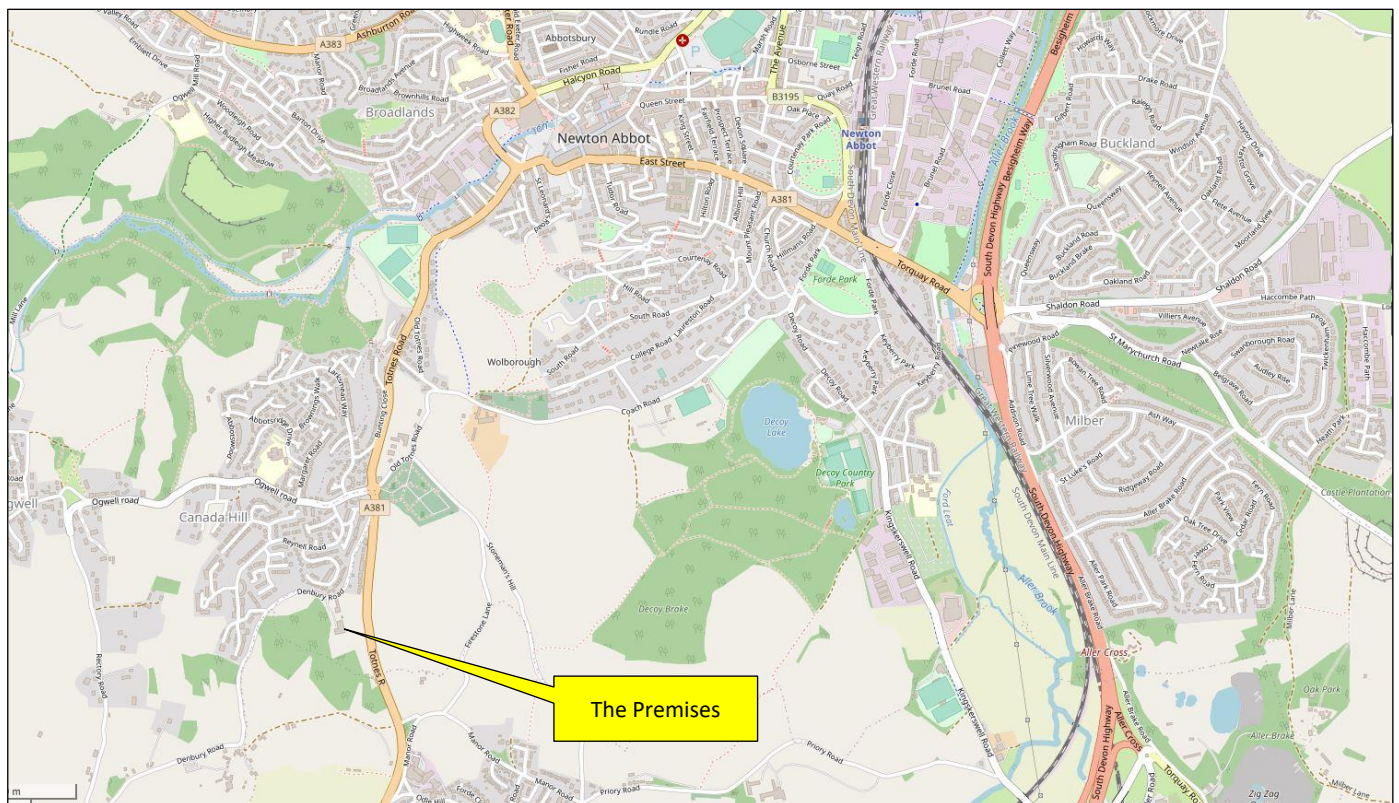
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.