

INDUSTRIAL

OFFICE

RETAIL

Noon  
Roberts



PROPERTY CONSULTANTS

# TO LET

## MODERN INDUSTRIAL UNIT ON A SOUGHT AFTER BUSINESS PARK WITH ALLOCATED PARKING

Ground Floor Workshop of approx. 94.7 sq.m (1,020 sq.ft) with First Floor Storage and Office area of 29.8 sq.m (320 sq.ft) totalling some 124.5 sq.m (1,340 sq.ft)

### UNIT 5 MILLWOOD BUSINESS PARK, COLLETT WAY, BRUNEL, NEWTON ABBOT, DEVON, TQ12 4PH



The Millwood Business Park is a development of 9 high quality Industrial / Office / Trade counter Units on the much sought after Brunel Industrial Estate, providing easy access to the A380 dual carriageway linking Exeter and the M5 motorway to Torquay, Torbay and the South Hams. The Unit benefits from a part mezzanine floor to the rear with 3 parking spaces to the front in the generous courtyard area.

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#### SITUATION AND DESCRIPTION

Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 125,000 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 units have been constructed to a high standard comprising a steel portal frame with lower elevations of facing bricks to 2.2m externally and faced blockwork internally to the same height, with plastic coated profiled sheet steel cladding incorporating an insulation quilt and internal lining to upper elevations. The roof is also plastic coated profiled sheet steel cladding, insulation quilt and internal lining.

The Millwood Business Park occupies a convenient position on this busy and much sought after Trading Estate. The Brunel Industrial Estate is only a matter of 400 yards from the Penn Inn Roundabout and the A380 dual carriageway which links with the M5 motorway at Exeter. Torquay is approximately 7 miles distant with Newton Abbot town centre half a mile away. Unit 5 is mainly full height with a small Mezzanine Storage area at the rear and a reception area to the front, plus 2 parking spaces opposite in the courtyard plus a loading area to the front. The premises offer flexible accommodation which would be suitable for a variety of potential users.

#### ACCOMMODATION

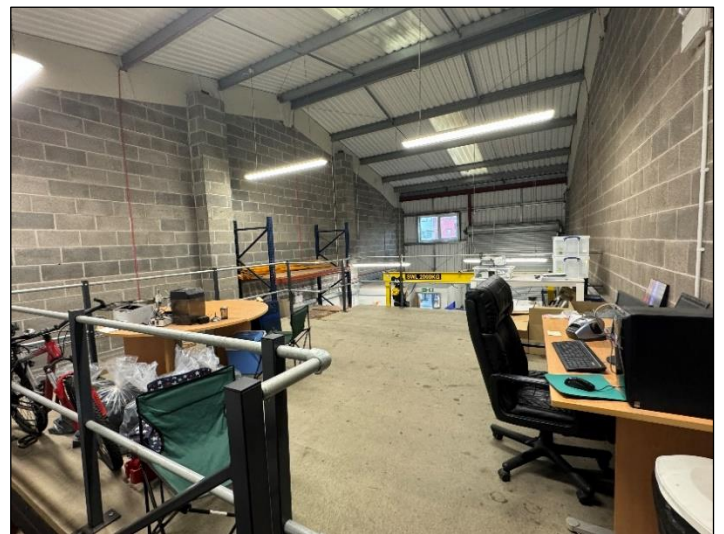
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Approached from the shared courtyard parking area to ....

**Reception** **2.41m x 2.33m (7'1" x 7'8")**  
Part glazed entrance door with glazed panel adjoining. Doors to .....

**Toilet**  
Low level WC suite with wash hand basin and electric over sink water heater. Disabled facilities. Power and light as fitted.

**Ground Floor Workshop** **14.44m x 6.56m (47'4" x 21'6") max**  
Full height roller shutter door offering good vehicular access. Concrete floor. Translucent roof lights. Power and lighting as fitted. Min Eaves of 5.77m (18'11") max.



**Mezzanine Storage Area** **5.74m x 5.19m (18'10" x 17'0") max**  
A useful open plan storage area.

#### EXTERNALLY

The property benefits from 2 reserved car parking spaces opposite the premises with a loading area outside the roller shutter door.

#### RENT

A rent of £11,950 per annum is sought for this Industrial or Trade Counter unit on this sought-after estate on the edge of Newton Abbot. VAT is chargeable on the rent and service charge.

#### LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the third year. The tenant shall have the option to terminate the lease at the end of the third year by providing not less than 6 months prior written notice. The lease will be contracted outside of the Landlord and Tenant Act 1954.

A 3 months' rent deposit will be required, plus If the lease is to be taken by a Limited Company a directors guarantor may be required. Full details available on request.

#### SERVICE CHARGE

A service charge will be payable to cover the costs of the shared landscaping and shared services, together with a proportional contribution towards the buildings insurance premium.

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#### ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained for the premises, a copy is available to download from the web site. The rating for the property is: - B 40

#### RATES

Rateable Value: - £7,300 (2023 Valuation)

We understand that qualifying businesses may benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount, please contact Teignbridge District Council (01626 361101)

#### SERVICES

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

#### 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 (0789)



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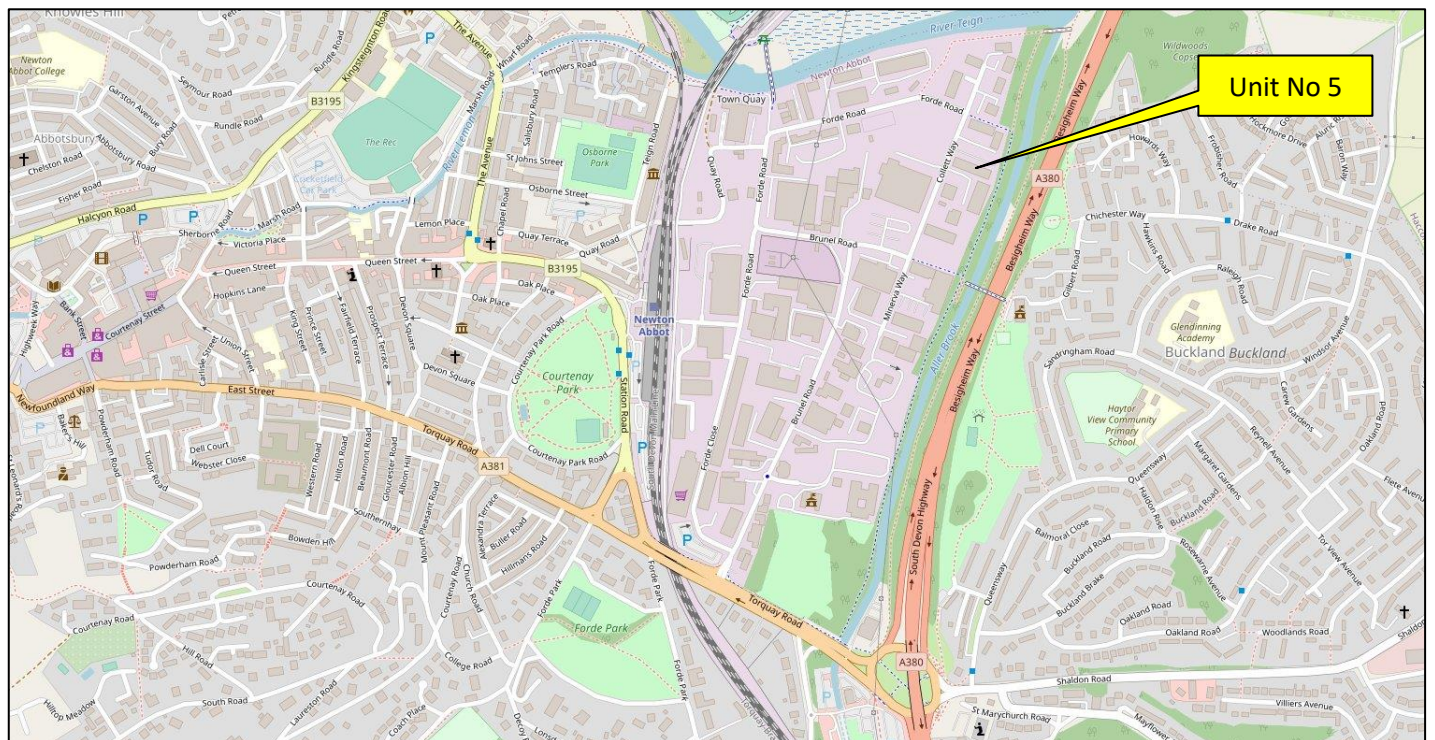
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## Energy performance certificate (EPC)

Unit 5 Millwood Business Park  
Collett Way  
NEWTON ABBOT  
TQ12 4PH

Energy rating

**B**

Valid until: **21 January 2029**

Certificate number: **0793-9698-2530-4800-6103**

Property type: B1 Offices and Workshop businesses

Total floor area: 124 square metres

### Rules on letting this property

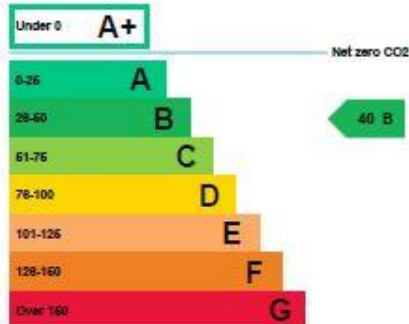
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is B.

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

35 B

If typical of the existing stock

103 E