

INDUSTRIAL

OFFICE

RETAIL

Noon
Roberts



PROPERTY CONSULTANTS

TO LET

INDUSTRIAL / PRODUCTION UNIT WITH WELL FITTED RANGE OF OFFICES ON GROUND AND 1ST FLOOR ON THE SOUGHT AFTER BRUNEL INDUSTRIAL ESTATE

Workshop of Approx. 113 sq.m (1,216 sq.ft) plus Ground and First Floor Offices of 110 sq.m (1,184 sq.ft) so totalling some 223 sq.m (2,400 sq.ft) with Parking

UNIT 7 HEDLEY UNITS, BRUNEL INDUSTRIAL ESTATE NEWTON ABBOT, DEVON, TQ12 4PB



The Hedley Units are a development of 7 modern Industrial / Warehouse units on the much sought after Brunel Industrial Estate, providing easy access to the A380 dual carriageway linking Exeter to Torquay and Torbay. This end of terrace unit has been extensively fitted out to provide a workshop / storage area on the ground floor with Offices on Ground and First Floors. The unit would suite a wide variety of potential users.

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SITUATION AND DESCRIPTION

The Hedley Units occupy 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 7 miles distant with Newton Abbot town centre half a mile away. Other occupiers on the estate include Teignbridge District Council, Bradford's Builders Merchants and Jewsons. Adjoining users include Newey & Eyre and City Electrical Factors.

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 units in this development range from Manufacturing to Trace Counter users, with this unit being fitted out to a high standard and suitable for a variety of potential users.

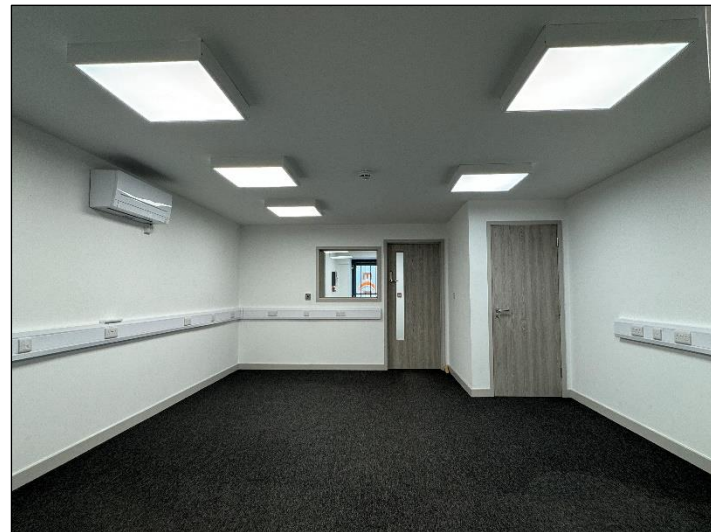
ACCOMMODATION

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

Approached from the front courtyard area with part glazed door into the

Reception **2.89 x 2.11m (9'6" x 6'11") max**
Carpeted with LED lighting. Power as fitted. Fire alarm panel. Door to the Warehouse or stairs leading up to the First Floor.

Office No 1 **5.73m x 4.44m (18'9" x 14'7") max**
Part glazed door and glazed panel from reception area. Window to workshop. LED lighting. Dado trunking with power and data. HVAC wall mounted heating and cooling unit. Understairs cupboard with comms installation.



Toilet
WC suite with wash hand basin with cupboards below. Heated towel rail. Window. Extractor.

Kitchen/ Staff Room **4.43m x 2.37m (14'6" x 7'9") max**
Range of wall and base units with worktop and inset sink with single drainer. Built in microwave. Under sink water heater.

FIRST FLOOR

Landing **6.52m x 2.16m (21'4" x 7'1") max**
Offering space for a waiting area or photocopier etc

Office No 2 **4.45m x 4.11m (14'7" x 13'6") max**
Trunking to 3 walls. Carpeted. 2 glazed panels to the warehouse area. LED lighting. HVAC unit.



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Office No 3

4.12m x 2.16m (13'6" x 7'1") max

Dado Trunking. Carpeted. LED lighting. HVAC unit.



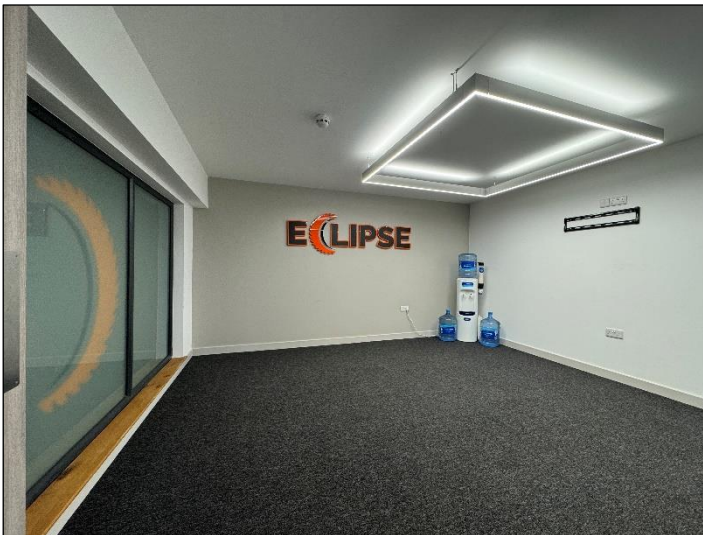
Toilet

WC suite with wash hand basin with cupboards below. Heated towel rail.

Board Room

4.08m x 3.95m (13'4" x 12'11") max

Impressive room with frosted glazed panel. LED lighting. Carpeted. Power and data as fitted. HVAC unit.



Warehouse

**12.09m x 4.36m plus 9.22m x 6.48m
(39'8" x 14'3" plus 30'8" x 21'3") max**

An L shaped Warehouse with access from the front via a roller shutter door. Concrete floor. Overhead lighting. Power as fitted. Translucent roof panels providing natural light. Some benching to the walls and racking as fitted. Minimum eaves 5.2m rising to 6.12m at the centre. (Restricted headroom by Roller door)



EXTERNALLY

The property benefits from 3 reserved car parking spaces to the front of the unit with additional parking opposite in the level concreted forecourt area.

RENT AND LEASE

A new 6 year FRI lease is available at a rent of £19,950 pax plus VAT, with an upwards only rent review at the end of the third year, and a tenant only break clause with 6 months prior written notice if required. The lease is contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is shown below, a full version can be downloaded from the web site or accessed from the link below. The rating is: D 86

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RATES

Rateable Value: - £10,000 (2023 Valuation List)

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)

VAT

The rent quoted is plus VAT

SERVICES

Mains electricity (including 3 phase), gas, water and drainage 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 lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0369)



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Energy performance certificate (EPC)

Unit 7 Hedley Units
Brunel Industrial Estate
Newton Abbot
TQ12 4PB

Energy rating

D

Valid until: 19 August 2031

Certificate number: 8322-5801-8873-5024-0453

Property type

B1 Offices and Workshop businesses

Total floor area

169 square metres

Rules on letting this property

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

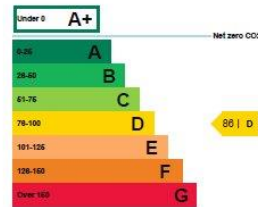
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



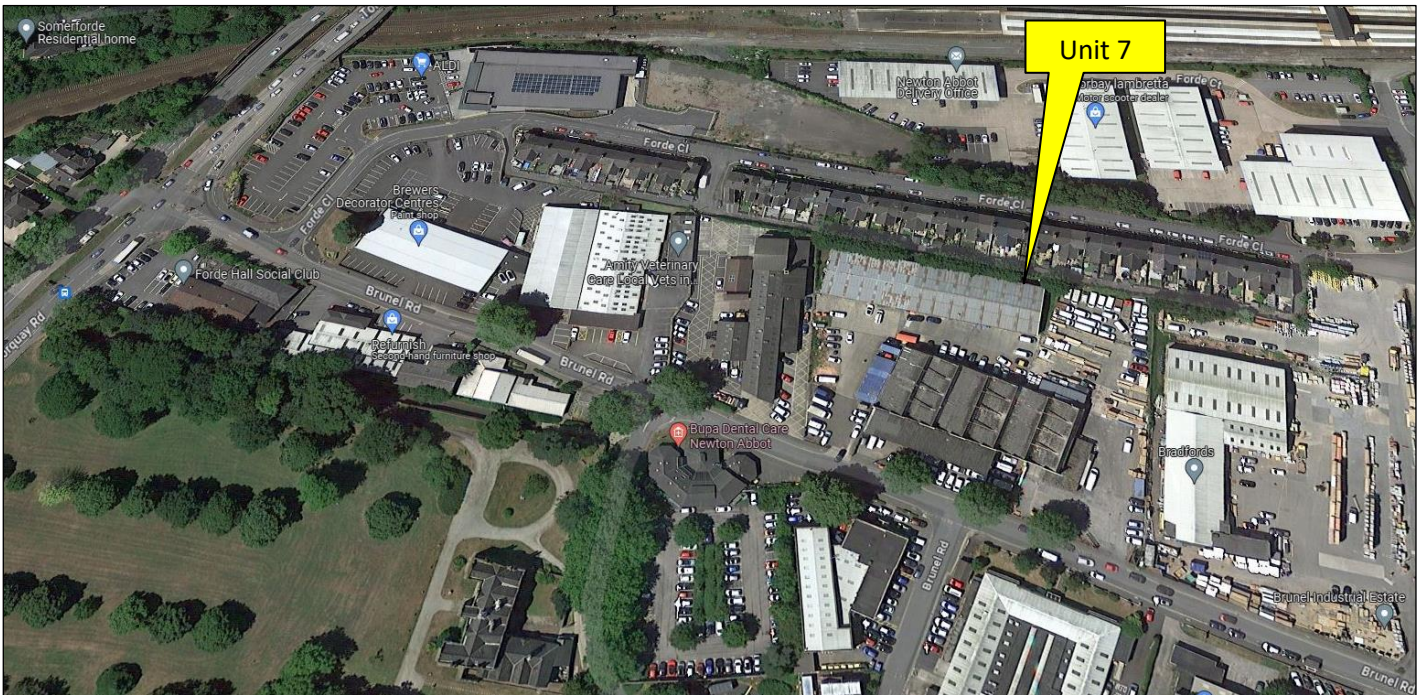
How this property compares to others

Properties similar to this one could have ratings:

If newly built 28 | B

If typical of the existing stock 83 | D

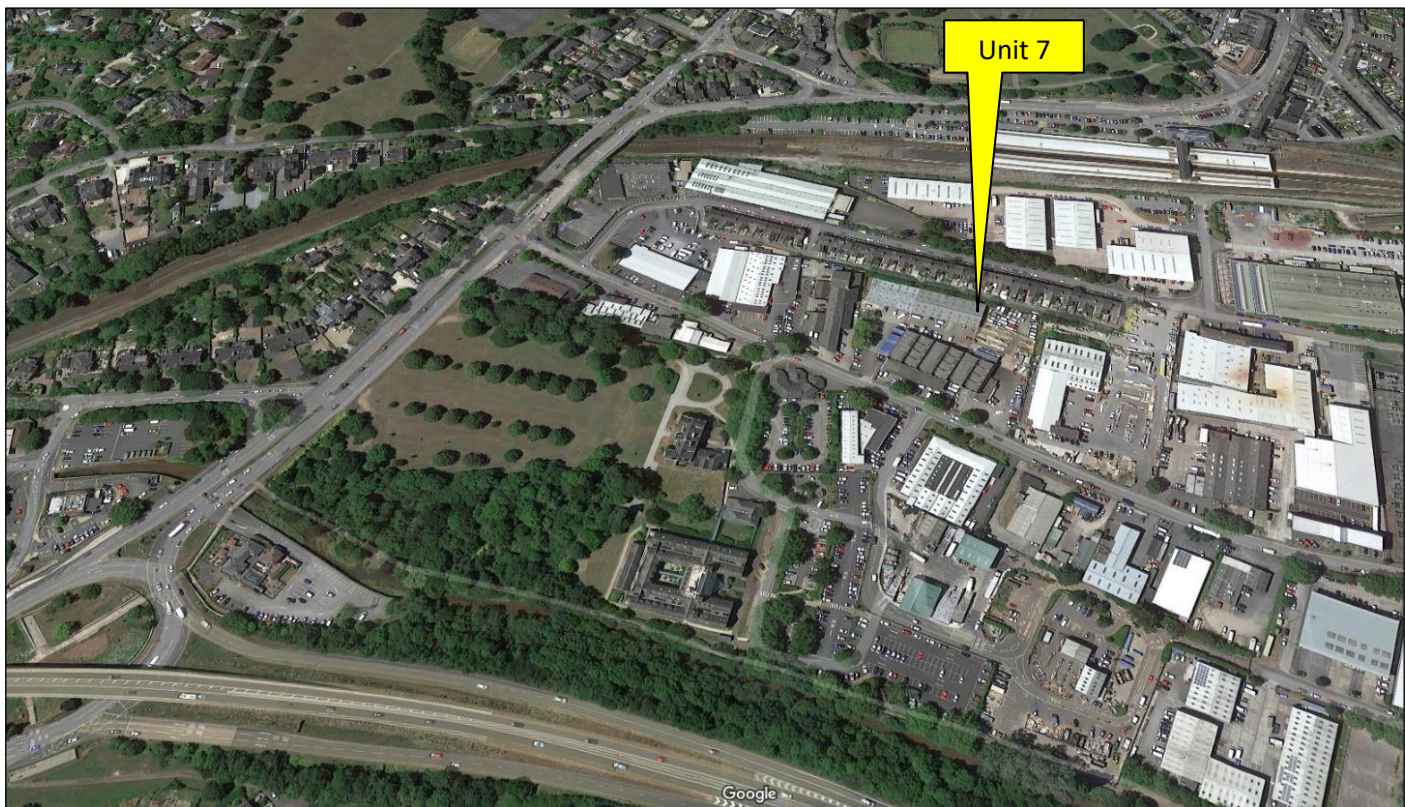
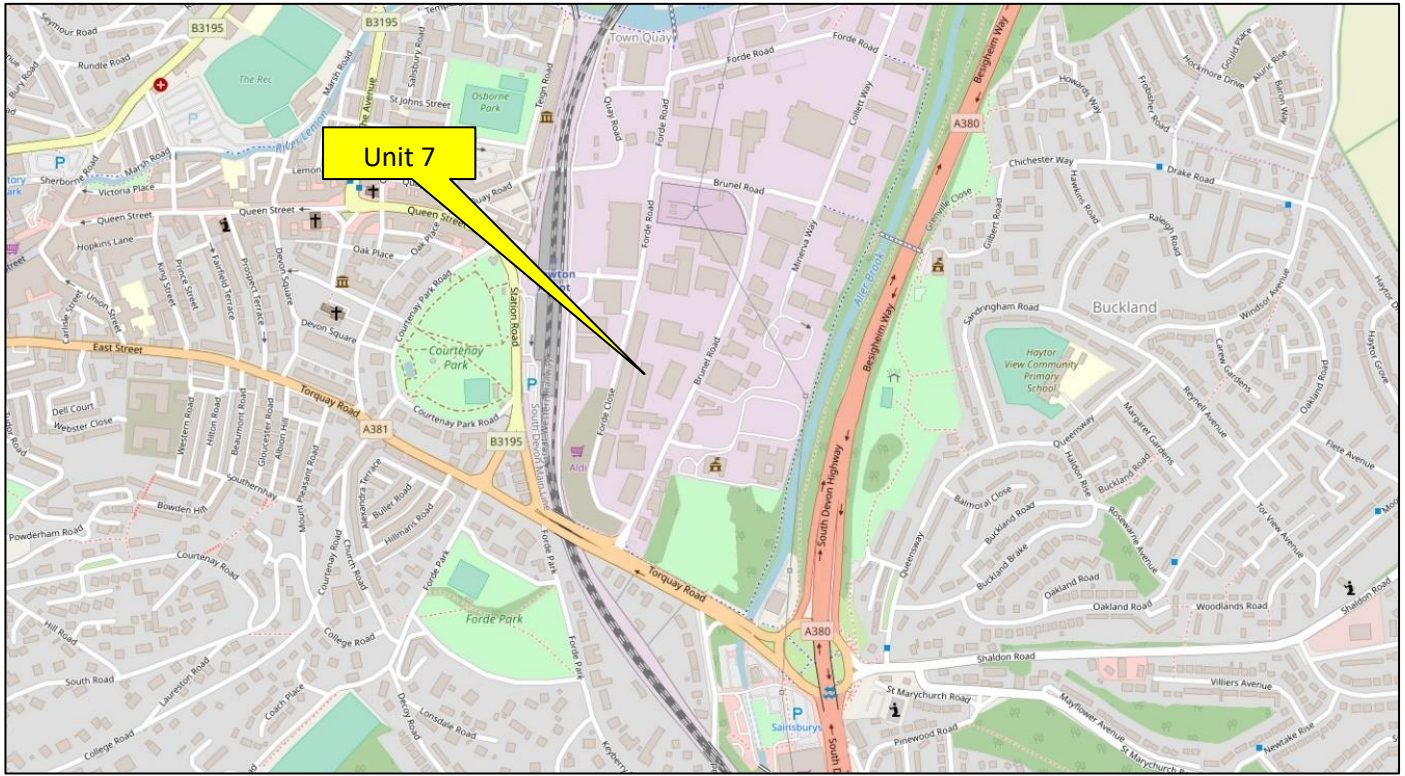
Properties are given a rating from A+ (most efficient) to G (least efficient).



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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.