

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## WELL LOCATED BUSINESS UNIT WITH GROUND FLOOR WORKSHOP AND FIRST FLOOR OFFICE

Approximately 86 sq.m (924 sq.ft) with 2 Car Parking spaces

**UNIT 1C WEST GOLDS PARK, JETTY MARSH ROAD,  
NEWTON ABBOT, DEVON, TQ12 2SL**



A conveniently located Business Unit with Ground Floor Workshop / Food production area together with a spacious first floor office over to include 2 car allocated car parking spaces to the front. The premises offer flexible accommodation and are particularly suited to a food production business or a light assembly / mail order / Site based business with first floor storage or administration office.

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#### SITUATION AND DESCRIPTION

The premises are located in a very prominent and central position just off Jetty Marsh Road within walking distance of the Town Centre. This convenient location is central to Newton Abbot, offering ease of access to both the A380 Exeter to Torquay trunk road, joining with the M5 Motorway at Exeter, or the A38 at Drum Bridges roundabout/ Heathfield junction. Exeter is approximately 15 miles distant with Torquay approximately 8 miles distant.

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 premises would suit a variety of potential users, including a food production business or a plumber / electrician etc. Additional Storage containers can be available if required.

#### ACCOMMODATION

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

##### **Workshop** **7.46m x 4.84m (24'6" x 15'10") max**

Accessed via a roller shutter door from the front courtyard and parking area. Concrete floor. Strip lighting and power as fitted. Currently used for food production but suitable for variety of uses.



##### **Lobby** **2.02m x 1.97m (6'8" x 6'6") max**

Part glazed pedestrian door from courtyard with staircase up to Offices. Door to workshop area.

##### **Toilet**

WC suite with wash hand basin.

##### **First Floor Office** **7.40m x 4.71m (24'3" x 15'5") max**

Stairs lead up to light and airy Office / Store area with 2 windows to the front and rear elevation. Strip lighting. Carpeted. Dado trunking to 3 walls for power and data. Electric wall heaters.



#### EXTERNALLY

2 car parking spaces are available to the front of the unit.

#### RENT

A rent of £7,950 pax is sought for these well located and flexible premises. The rent is plus VAT.

#### LEASE

A new 6 year lease is available with an upwards only rent review and tenant break clause at the end of the third year. The Landlords are responsible for the external repair and decorations, with the tenants responsible for the internal repair and decoration. The lease will be contracted outside of the Landlord and Tenant Act.

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#### RATES

Rateable Value: - £7,800 (2023 Valuation)  
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)

#### SERVICES

Mains electricity, water and drainage are available to the property.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below. A full copy is available to download from the web site. The Rating: E 111.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0797)

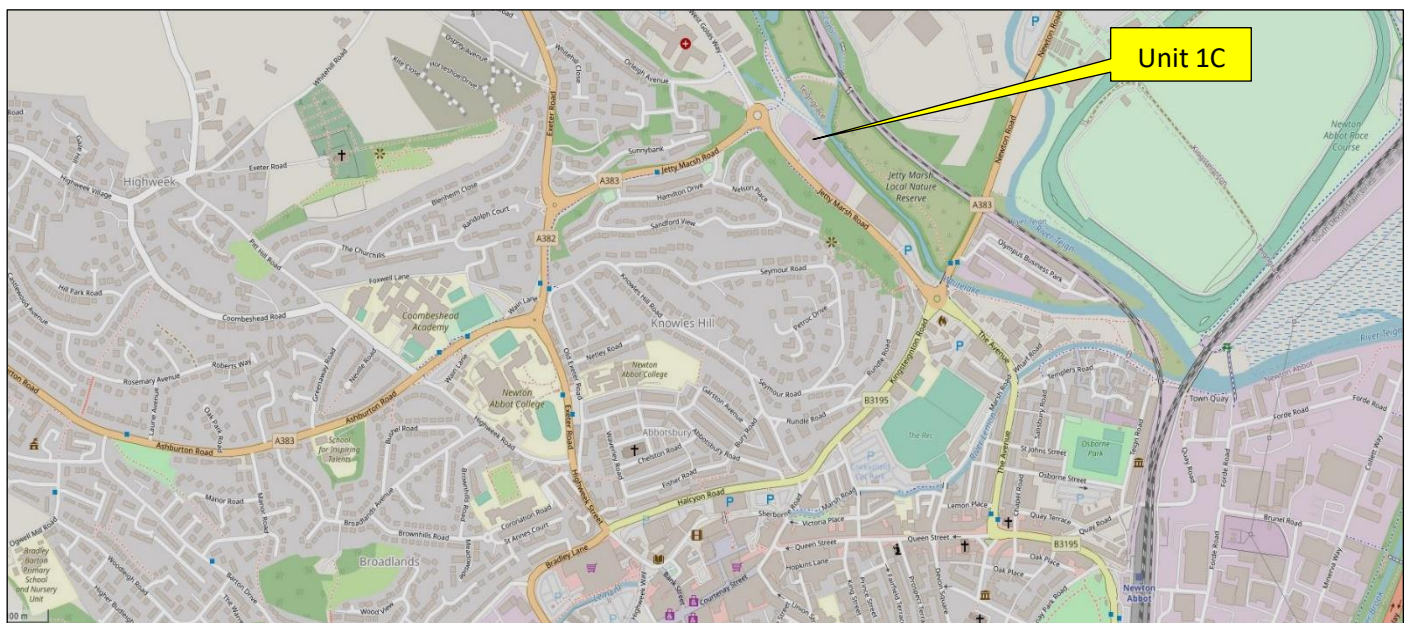


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