

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## INDUSTRIAL / TRADE COUNTER UNIT JUST OFF THE A380 ON THIS SOUGHT AFTER TRADING ESTATE

Industrial / Trade Counter on Ground Floor of approx. 131.6 sq.m (1,417 sq.ft)  
With First Floor Offices of 77.5 sq.m (834 sq.ft) so totalling 209 sq.m (2,250 sq.ft)

### UNIT 6 ALLER VALE BUILDINGS, KINGSKERSWELL, NEWTON ABBOT, DEVON, TQ12 5AZ



Aller Vale Buildings is a well maintained development of Industrial units just off the A380 at the entrance to Kingskerswell, providing easy access to the new A380 dual carriageway linking Exeter to Torquay and Torbay. The unit would suit a variety of potential users including trade counter / light manufacture / assembly or storage with a range of first floor Offices or further storage areas.

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#### SITUATION AND DESCRIPTION

The Aller Vale Buildings are located just off of the main A380 between Newton Abbot and Torquay at the entrance to Kingskerswell, just 2 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.

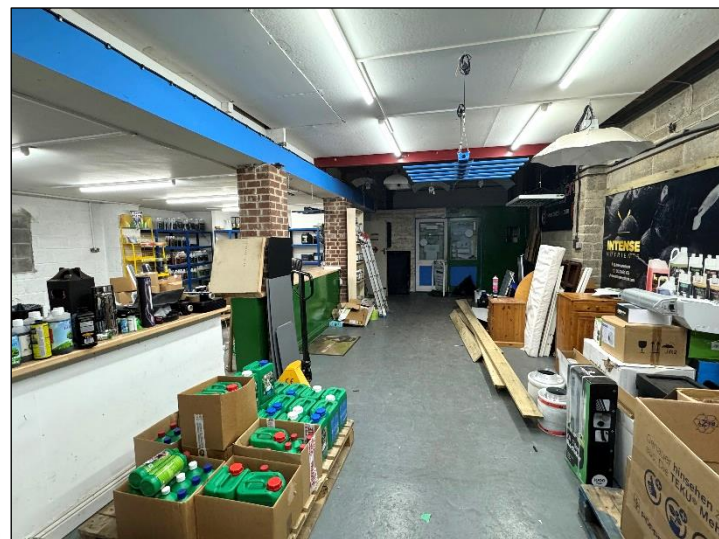
Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. The Aller Vale Buildings has a wide mix of users including wholesale / Trade Counter, manufacturing and storage making this unit suitable for a variety of uses.

#### ACCOMMODATION

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

##### **Workshop** 12.19m x 8.52m (40'0" x 27'11") max

Roller shutter door from front courtyard area. Concrete floor. LED overhead lighting. Power as fitted. 2.79m (9'2") max eaves.



##### **Kitchen** 3.39m x 3.38m (11'2" x 11'0") max

Range of base unit with worktop and inset stainless steel sink with single drainer. Electric over sink water heater. Strip light and power as fitted.

##### **Toilet**

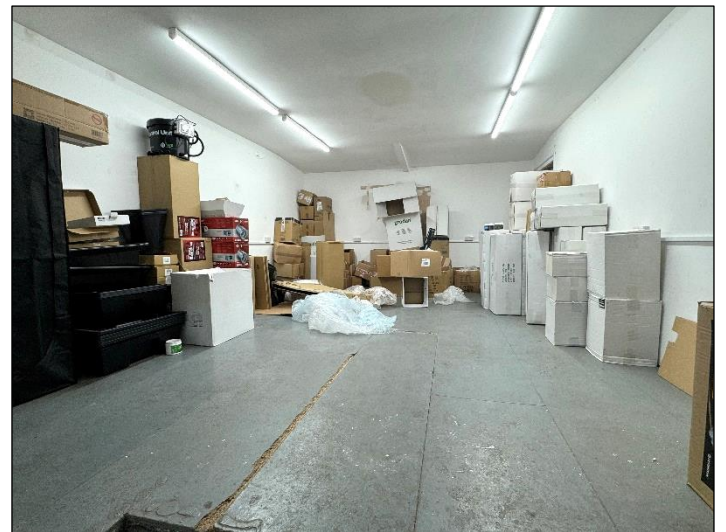
Low level WC suite with wash hand basin.

##### **Toilet**

Low level WC suite with wash hand basin.

##### **Rear Store** 6.43m x 4.32m (21'1" x 14'2") max

3 steps up from workshop area. LED lighting and power as fitted.



From the front access door, a staircase leads up to a landing and...

#### FIRST FLOOR

##### **Office No 1** 8.83m x 4.2m (28'11" x 13'9") max

Windows to front and side. Carpeted. Power and lighting as fitted.

##### **Office No 2** 4.17m x 3.60m (13'8" x 11'10") max

Laminate floor. Glazed panels and door to Office No 1. Power and light as fitted.

##### **Kitchen** 2.20m x 1.48m (7'3" x 4'10") max

Base units with worktop and inset sink unit with single drainer.

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**Office No 3**                      **3.31m x 2.96m (10'10" x 9'9") max**  
Suspended ceiling. Power and light. Glazed panel to corridor.

**Office No 4**                      **4.15m x 2.98m (13'7" x 9'9") max**  
Glazed panels to workshop with borrowed light. Power and light.



#### EXTERNALLY

To the front of each unit is a parking / loading area with private allocated car parking.

#### RENT

£11,950 per annum plus VAT is sought for this well located Industrial / Trade Counter / Storage Unit.

#### SERVICE CHARGE

A service charge is levied for the maintenance of the common areas. We understand the Service charge for the year 2021/2022 is approximately £125 per quarter with the Buildings Insurance contribution at £500.03 per annum.

#### LEASE

A new 6 year full repairing and insuring lease is available with a rent review at the end of the third year together with a tenant only break clause providing 6 months prior written notice. The lease is contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954 Part 11. A 3 months rent deposit will be required to be held for the duration of the lease.

#### SERVICES

Mains services are available to the unit including 3 phase electricity, gas, mains water and drainage.

#### ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained, a summary is below, a full version can be downloaded from the web site. The rating is: D 99

#### RATES

Rateable Value : -        £8,200                      (2023 Valuation)

We understand that a Rate reduction of up to 100% is available to qualifying business under the Small Business Rate Relief scheme. To see if you or these premises qualify for a discount please contact Teignbridge District Council (01626 361101)

#### 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 joint sole agents, for the attention of Tony Noon (07831 273148)                      Ref (0799)



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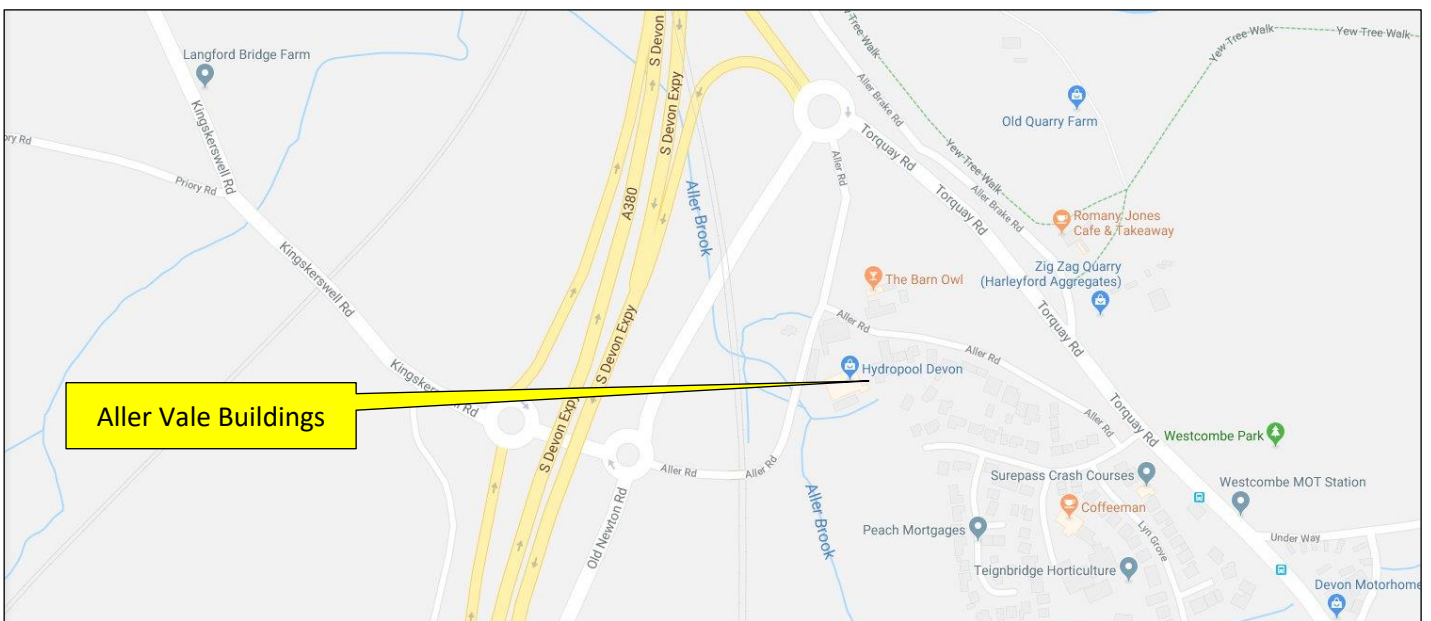
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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