

# TO LET

## HIGH QUALITY 1<sup>ST</sup> FLOOR OFFICE PREMISES ON A MODERN DEVELOPMENT IN A SOUGHT-AFTER LOCATION ON THE EDGE OF TEIGNMOUTH

Approx. 91.6 sq.m (986 sq.ft) together with 4 allocated Car Parking spaces.

### UNIT 1B ESTUARY COURT, BROADMEADOW, TEIGNMOUTH, DEVON, TQ14 9FA



This exciting development offers a range of 14 high quality Industrial / Office / Trade Counter units on the sought-after Broadmeadow Trading Estate on the edge of Teignmouth. Unit 1B is located on the first floor and has been well fitted out with a range of 3 offices, kitchen and toilets and benefits from 4 allocated parking spaces. The unit would therefore suit a variety of potential uses subject to the necessary consents.





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**Kitchen** **3.43m x 2.67m (11'3" x 8'9") max**

Range of wall and base units with worktop and inset stainless steel sink unit and single drainer. Tiled splashbacks. Vaillant gas fired wall mounted central heating boiler. Radiator. Vinyl floor.



**Cloakroom** with wash basin and doors to ....

**Gents Toilet**

Low level WC suite

**Ladies Toilet**

Low level WC suite.

**Walk in Storage Cupboard** **2.62m x 1.59m (8'7" x 5'3") max**

Shelving to 3 walls. Ideal for dead file storage etc.

**EXTERNALLY**

To the front of the premises is a car parking area with 2 allocated car parking spaces directly outside plus a further 2 spaces in the car park area at the entrance to the site.

**RENT**

A rent of £8,950 per annum exclusive is sought for this well fitted Showroom / Office premises in a prominent and convenient location on this modern development. The rent will be payable monthly in advance by direct debit. VAT is chargeable on the rent and service charge on this occasion.

**LEASE**

The Unit is available on a new 6 year lease with a rent review and tenant only break clause at the end of the third year. The Landlords will be responsible for the external repairs and decorations with the tenants responsible for the internal repairs and decorations. The landlords will be seeking a 3 months' rent deposit to be retained for the duration of the lease.

**SERVICE CHARGE**

A service charge is payable to cover the costs of the shared landscaping and services, plus a proportional contribution towards the buildings insurance for the premises.

**EXCLUDED ACTIVITIES**

- All vehicle related activity.
- Food Related Users – Where there is any retail to the general public.
- Retail Activity – Ancillary retailing may be permitted where it is ancillary to the main use on site such as trade counters.
- Recording / Rehearsal Studios.
- Children's Play facilities, Sports / Gymnasium.
- Other Users – which may be considered as bad neighbours.

Full details of Teignbridge District Councils Letting Policy are available on request.

**ENERGY PERFORMANCE CERTIFICATE**

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

**RATES**

Rateable Value: - £11,750 (2023 valuation)

We understand that a rate reduction of up to 100% may be available 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. Solar panels are located on the roof to provided subsidised electricity.

**LEGAL COSTS**

A contribution of £495 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 (0805)



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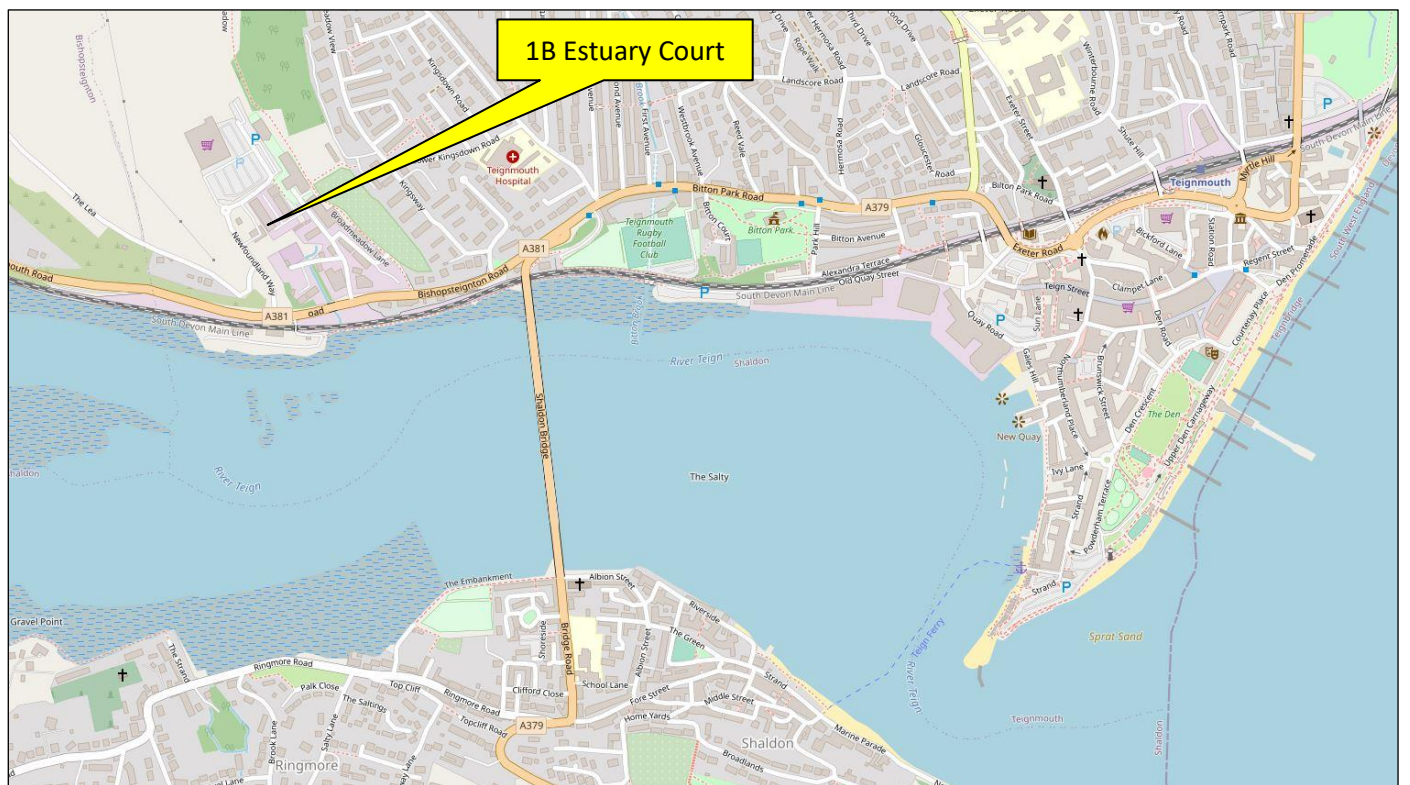
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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