

TO LET

HIGH QUALITY 1ST 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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SITUATION AND DESCRIPTION

Teignmouth is a popular and historic seaside resort situated on the South Devon coast between the River Exe and River Teign estuaries. Teignmouth is located approximately 16 miles south of Exeter and 7 miles west of Newton Abbot. Road access is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at either junction 30 approximately 12 miles away, or via the A380 dual carriageway linking with the M5 at Exeter. The town enjoys a mainline railway station with regular service to London (Paddington). Teignmouth has a good resident population which is significantly increased in the summer months.

This modern development comprises 3 terraces, close to the new Morrison's Supermarket, and forms 14 Industrial and Trade Counter units. The units have been constructed to a high standard and achieved a BREEAM very good rating. Unit 1B is located on the 1st Floor and has been extensively fitted as a Office with gas central heating, LED lighting and perimeter trunking, a kitchenette and both ladies and gents toilets. The suite has 4 allocated car parking spaces to the courtyard in front.

ACCOMMODATION

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

Ground floor glazed entrance door into a full height glazed lobby with stairs leading up to a landing and door to

Office No 1 **7.63m x 6.44m (25'0" x 21'2") max**

Suspended ceiling with integrated lighting. Carpet tiles floor. Window to one side. 3 radiators.



Office No 3 **3.30m x 2.96m (10'10" x 9'9") max**

Dual aspect windows to 2 elevations. Radiator. Carpeted. Spot lighting. Power as fitted.



Office No 2 **4.12m x 3.00m (13'6" x 9'10") max**

Glazed panel to main office. Window to front. Radiator. Spot lighting. Skirting trunking with power as fitted.



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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: - C 51.

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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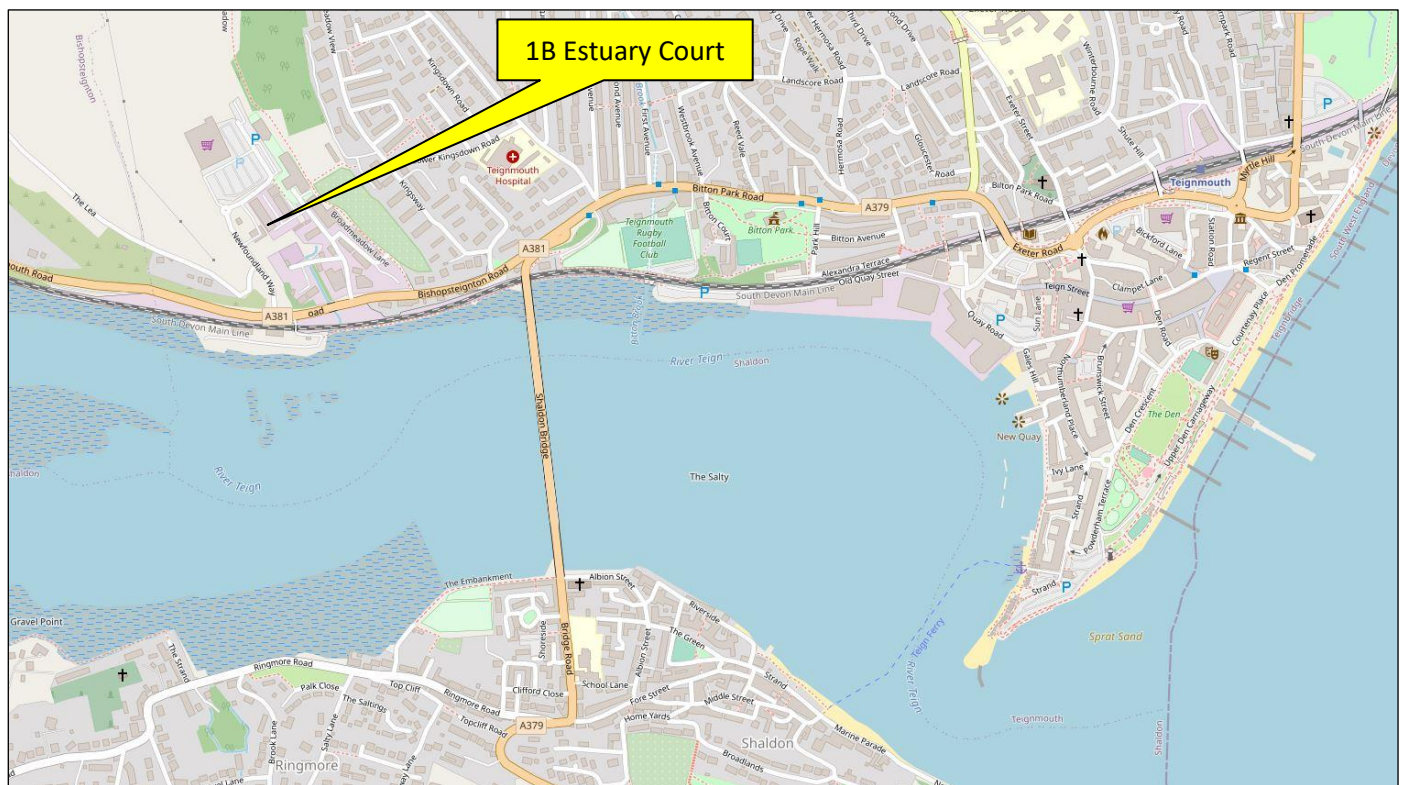
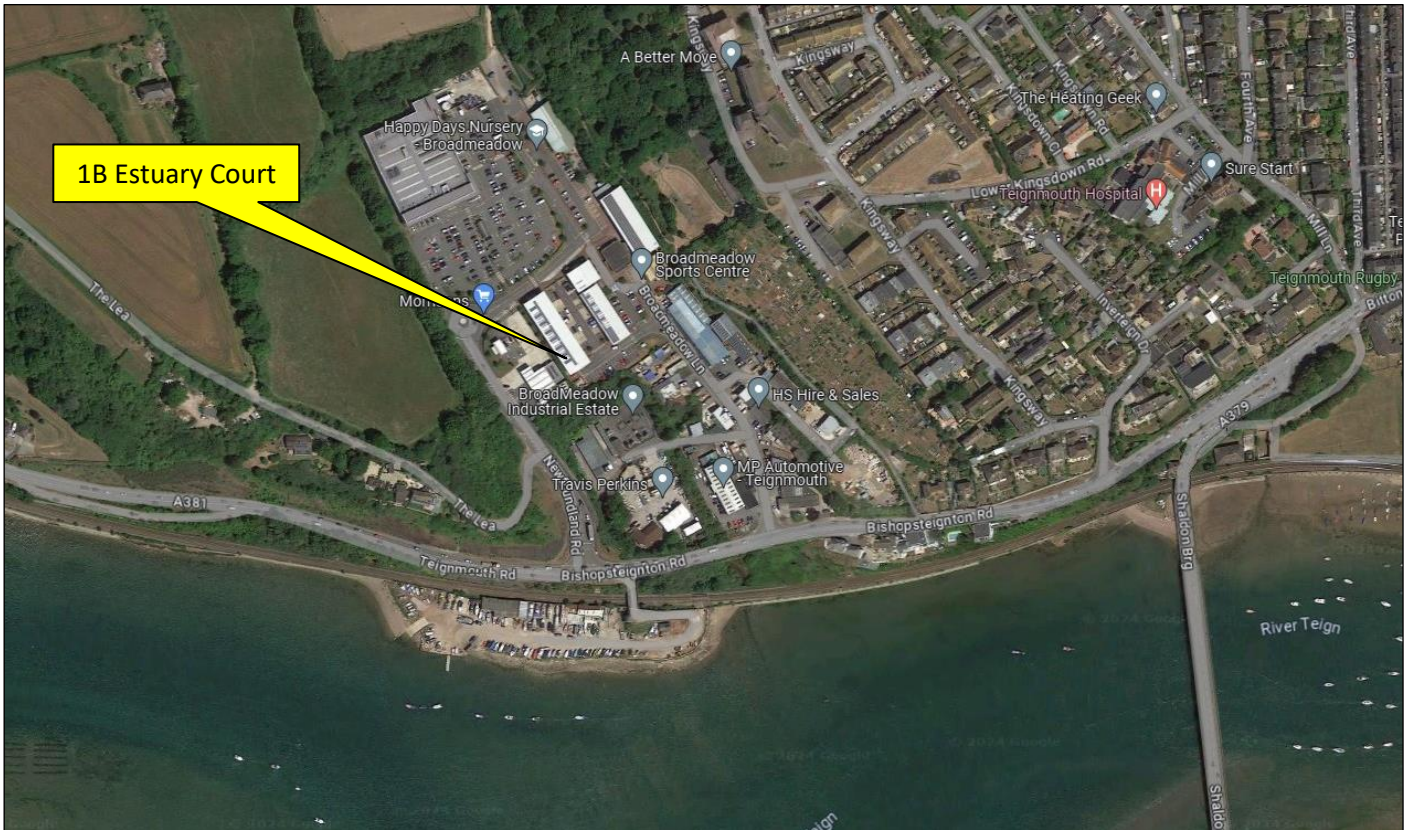
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