

# TO LET

## HIGH QUALITY INDUSTRIAL / TRADE COUNTER PREMISES ON A SOUGHT AFTER DEVELOPMENT IN THE POPULAR COASTAL TOWN OF TEIGNMOUTH

Approx. 88.7 sq.m (955 sq.ft) plus allocated car parking spaces.

**UNIT NO 6 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. The units offer a range of accommodation from 88.7 sq.m (955 sq.ft) with some offering mezzanine floors and office / showroom space. The units would suit a variety of potential uses subject to the necessary planning consents.

T. 01392 455136

M. 07831 273148

F. tn@noonroberts.co.uk

#### 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 exciting development comprises 3 terraces, close to the new Morrison's Supermarket with a wide mix of tenants including Trade Counter, Storage and Office users. The Units are finished to a high standard with electric Roller Shutter door access and high level windows. The units achieved a BREEAM very good rating, and offer flexible accommodation. The units were completed to shell specification with toilet and kitchenette facilities. Allocated car parking will be offered to each unit.

#### ACCOMMODATION

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

**Workshop** **14.25m x 6.23m (46'9" x 20'5") max**  
Glazed pedestrian door with small glazed side panel from the forecourt area with an electric up and over door proving excellent vehicular access. Light and airy space with ample translucent roof panels. Power floated concrete floor. Block walls to lower elevations. Minimum eaves height of 5.89m rising to 7.30m in the centre. Power and strip lighting as fitted. High level window to the front.

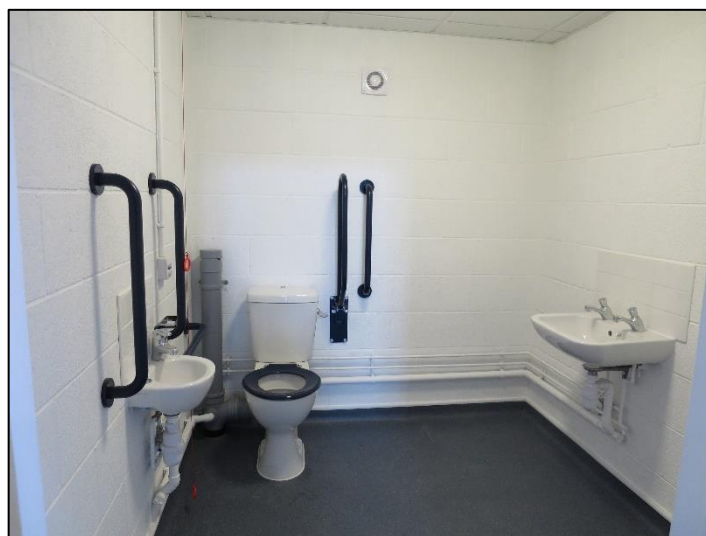


(Library photo of Unit 6 prior to the current occupation)

To the rear of the unit has been constructed a .....

#### Toilet

Low level WC suite with wash hand basin and additional hand basis. Full disabled access facilities.



#### Kitchenette

Fitted to the rear is a range of kitchen units with inset stainless steel sink unit and single drainer into worktops with cupboards under and wall cupboards over. Fitted splash back with power. Space for fridge under.

#### EXTERNALLY

To the front of the premises is a concrete loading area with 3 allocated car parking spaces. Some of these have been allocated in the general car parking area at the entrance to the site. Full details of the spaces are available from the agents.

#### RENT

A rent of £10,950 per annum is sought for this modern Industrial / Trade Counter Unit on this popular Business Park. The rent will be payable monthly in advance by direct debit. VAT is payable on the rent and service charge on this occasion.

#### SERVICE CHARGE

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

T. 01392 455136

M. 07831 273148

F. [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)



#### LEASE

The Units are offered on new 6 year leases 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, plus maintaining the Roller Shutter doors. A small service charge will cover landscaping and shared services. A 3 months rent deposit may also be required.

#### EXCLUDED ACTIVITIES

- All vehicle related activity – with the exception of manufacturing.
- 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.
- Office Activity – When in the Industrial units this must be ancillary to the industrial use.
- Storage (Use Class B8) will only be agreed in low demand Units.
- 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 this property and is available on request. A full copy will be available on the web site. The rating is: B 43

#### BUSINESS RATES

Rateable Value: - £8,200 (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

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 provide subsidised electricity to the unit.

#### LEGAL COSTS

A contribution of £495 plus VAT is required towards the landlord's legal and administration costs in setting up the new lease.

#### VAT

We understand VAT is payable on both the rent and any service charge on this occasion.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0242)



Tel. 01392 455136

Mob. 07831 273148

Email. [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)

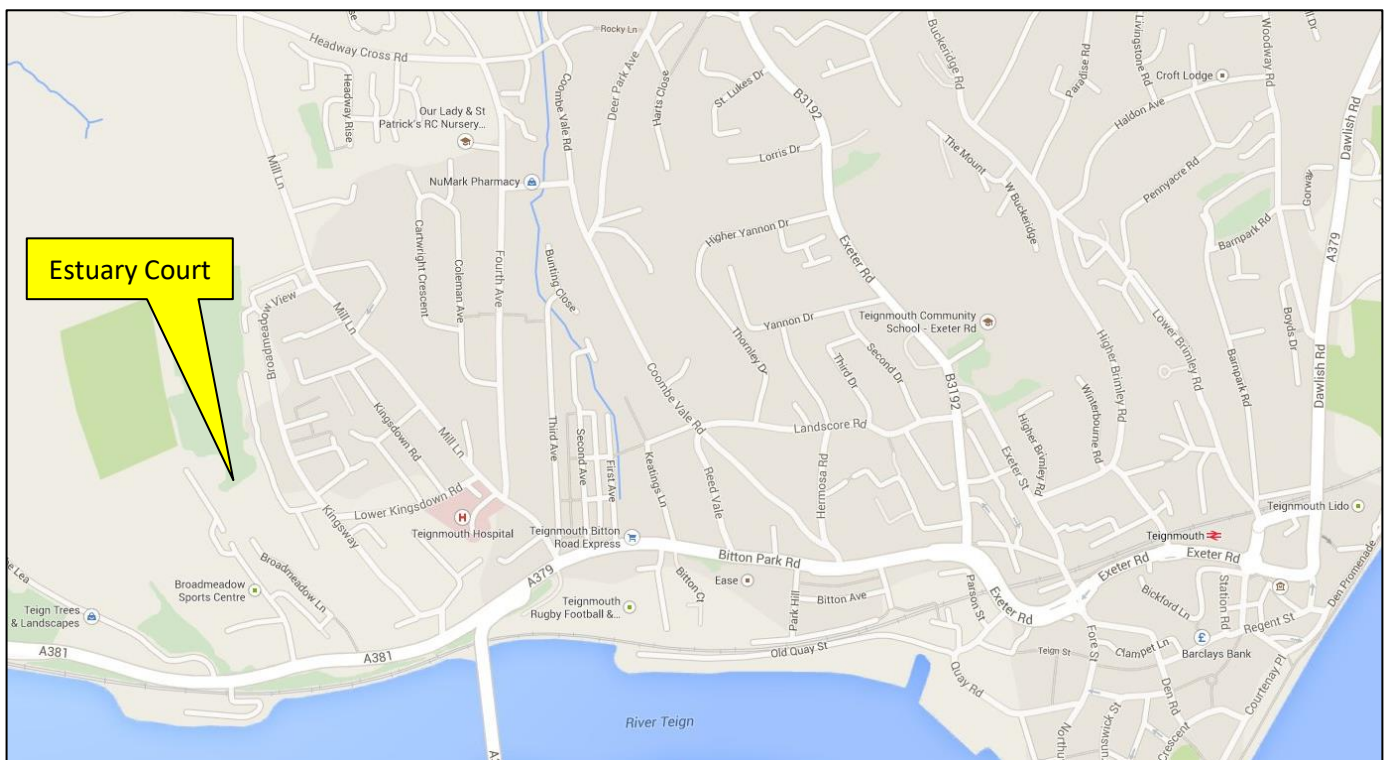
Web. [www.noonroberts.co.uk](http://www.noonroberts.co.uk)



T. 01392 455136

M. 07831 273148

F. [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)



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.

T. 01392 455136

M. 07831 273148

F. [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)

21/10/2024, 21:47

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

Units 1-8 Estuary Court Broadmeadow Industrial Estate TEIGNMOUTH TQ14 9FA	Energy rating	Valid until:	19 March 2025
	<b>B</b>	Certificate number:	0190-2977-6030-0800-2503

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	1,192 square metres

### Rules on letting this property

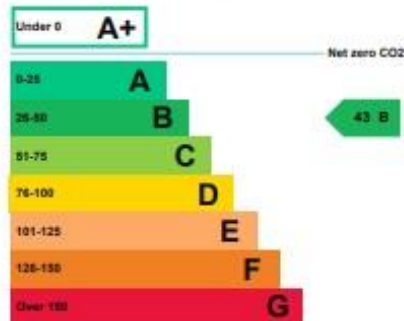
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



### How this property compares to others

Properties similar to this one could have ratings:

If newly built

40 B

If typical of the existing stock

117 E