

TO LET

WELL LOCATED INDUSTRIAL / TRADE COUNTER PREMISES WITH PARKING

Ground Floor Workshop of Approx. 89.5 sq.m (963 sq.ft) plus 1st Floor Office
Together with 3 allocated car parking spaces

**UNIT 2 IPPLEPEN BUSINESS PARK, TOTNES ROAD,
NEWTON ABBOT, DEVON, TQ12 5UG**



Comprising one of 10 units on this well located and landscaped Business Park, Unit No 2 offers useful business space suiting light industrial, warehouse or mail order users. The premises are located just off the Totnes road approximately 3 miles outside Newton Abbot offering good access to Teignbridge and the South Hams and the A380 dual carriageway linking to Exeter and the M5 Motorway.

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SITUATION AND DESCRIPTION

The premises occupy a most convenient position on the edge of Newton Abbot on the Totnes Road about 3 miles outside of the town. This allows excellent access to Teignbridge and the South Hams with ease of access to the A380 Dual Carriageway offering direct links to Exeter and the M5 motorway. Other local business centres are at Totnes which is 5 miles distant, Torquay 14 miles, Exeter 17 miles and Plymouth 30 miles, making this an ideal location for companies that need to cover the Devon area including North Devon, Torbay, South Devon and East Devon. The unit has been used for manufacturing, storage and distribution, but would also suit a trade counter user or for light manufacture / assembly or mail order/ parcel delivery due to its flexible space and convenient location.

ACCOMMODATION

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

Workshop

11.81m x 7.58m (38'9" x 24'10") max

Accessed either via either a Roller Shutter door offering good vehicular access into the workshop area or a pedestrian door. Currently there is a glazed trade counter frontage installed behind the roller shutter but this can be removed if not required. Strip lighting and power as fitted.



Toilet

WC suite with wash hand basin and electric water heater over.

Mezzanine Office

4.89m x 2.97m (16'0" x 9'9") max

Stairs from the workshop to a light and airy office with glazed panels to 2 walls. Carpeted. LED stip lighting. Power as fitted. The tenants have installed this Office and are happy to leave this for a £500 contribution or will remove it plus with the glazed screen behind the roller shutter door.

EXTERNALLY

The premises benefit from 3 reserved car parking spaces outside.

RENT

£9,500 pax plus VAT for these well located premises with allocated car parking spaces.

SERVICE CHARGE

A service charge exists for the maintenance of the yard, roads and landscaping areas at a cost of £450 pa plus VAT. A proportional contribution is also required towards the Buildings Insurance Premium which is currently £212.53 per annum.

LEASE

A new flexible 6 year effective FRI lease by way of service charge is available with an upwards only rent review at the end of the third year. A tenant only break clause is also available on the third anniversary providing 6 months prior written notice. The lease will be contracted outside of the Landlord and Tenant Act.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a copy will be shown below with the full version available to download from the web site. The rating is:

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available to the premises. Prospective tenants are advised to make their own enquiries of the relevant service providers.

RATES

Rateable Value £8,100 (2023 Valuation)

A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify, please contact the Business rates Department at Teignbridge District Council (01626 361101)

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal costs in setting up the new lease, to include abortive costs.

VIEWING

Strictly by prior appointment only with the landlords joint sole agents, for the attention of Tony Noon (07831 273148) Ref (0810)



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Mob. 07831 273148

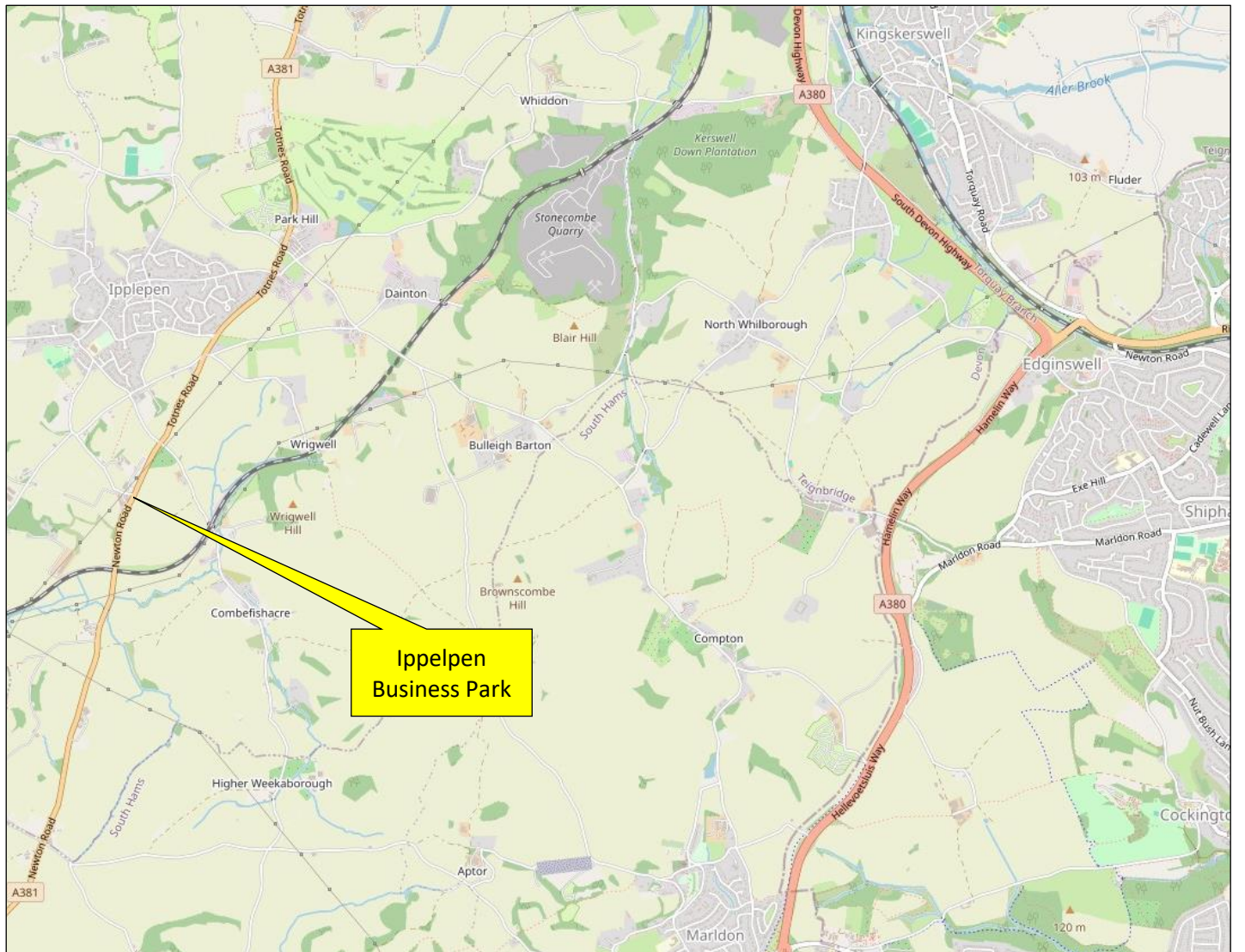
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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