

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## HIGH QUALITY SECOND FLOOR OFFICE SUITE IN FAVOURED LOCATION WITH 6 CAR PARKING SPACES

Approximately 156 sq.m (1,679 sq.ft) with 8 Car Parking Spaces

**SUITE 6 ZEALLEY HOUSE, GREENHILL WAY, KINGSTEIGNTON,  
NEWTON ABBOT, DEVON, TQ12 3SB**



Zealley House is a high-quality purpose built 3 storey office building providing easy access to the A380 dual carriageway. Suite 6 is on the top floor and benefits from 8 reserved car parking spaces. The suite is well presented with large main open plan office plus 3 offices / meeting rooms and a kitchen leading off.

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### SITUATION AND DESCRIPTION

The premises occupy a most prominent location fronting the main spine road into Kingsteignton. This is approximately 1 mile from Newton Abbot town centre and yet just half a mile from the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant. This provides excellent access for a regional operator to connect with the national motorway network. This is a substantial 3 storey purpose built office building divided into 6 suites, all with lift access and approached through a shared reception area with a generous Car Parking allocation.

This sought after area contains a wide mix of retail, office and industrial users. 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 large catchment area drawing from an extensive number of small towns and villages. The premises would therefore suit a variety of potential users.

### ACCOMMODATION

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

Approached from the car parking area via a glazed entrance door to an inner communal reception area with seating and entry phone access. Lift and stairs access to the second floor with landing and door to .....

#### Main Office No 1                      16.49m x 6.12m (54'1" x 20'1") max

The suite is well fitted with internal partitioning leading off the main area creating 3 office / meeting / training rooms. It would be easy to add further cellular offices if required. The suite is light and airy with large windows to 2 elevations. Suspended ceiling with integrated LED lighting. Power to the perimeter. Radiators and Data points as fitted. Fitted blinds to windows.



#### Office No 2                              3.34m x 2.96m (10'11" x 9'9") max

Windows to one elevation making this a very light and airy room. Radiator. Suspended ceiling with integrated LED lighting.

**Office No 3                              5.34m x 3.35m (16'6" x 10'11") max**  
Large window to one elevation. Glazed screen with integrated blinds for privacy. Suspended ceiling with integrated LED lighting. Power as fitted. Carpeted.



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#### Office No 4

4.38m x 3.31m (14'4" x 10'10") max

Windows to one elevation with good views. Radiators as fitted. Glazed screen to main office with integrated blinds for privacy. Suspended ceiling with integrated LED lighting. Power as fitted.



#### Kitchen

3.55m x 2.36m (11'8" x 7'9") max

Comprehensive range of wall and base units with sink unit and single drainer. Tiled splashback. Space for fridge. Window.



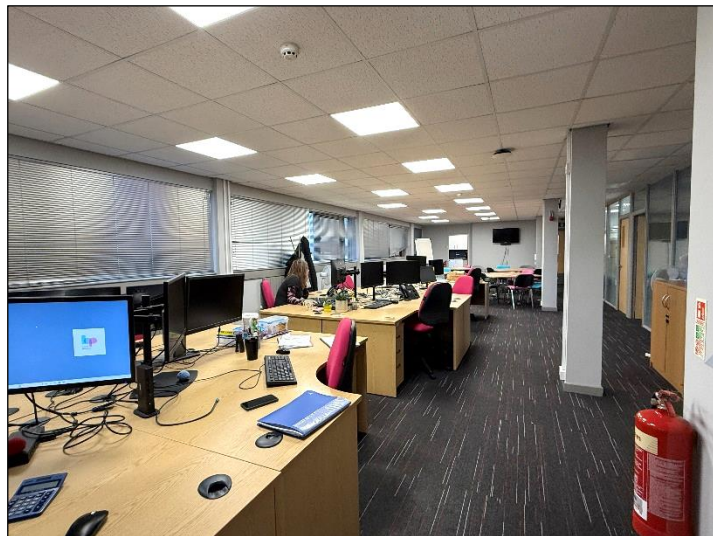
From the communal landing are shared Ladies and Gents toilets.

#### EXTERNALLY

To the rear of the building is a spacious car park with 8 allocated car parking spaces plus additional visitor spaces.

#### VAT

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



#### RENT AND SERVICE CHARGE

The rent is £19,495 per annum plus VAT. A service charge of £2,205.75 per quarter is payable for the common parts to include the central heating of the suite, and £216.56 per quarter for the grounds maintenance. The contribution towards the buildings insurance is £425 pa. All the above are plus VAT.

#### TENURE

A new 6 year lease is available on effective FRI terms by way of a service charge with an upwards only rent review at the end of the third year. The lease will be contracted outside of the landlord and Tenant Act.

#### RATES

Rateable Value: - £18,000 (2023 valuation list)

For further details please contact Teignbridge District Council Business Rates department on (01626 361101)

#### LEGAL COSTS

A contribution of £450 plus VAT is required towards the Landlord's legal costs including abortive costs.

#### ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is available to download in full from the web site. The rating is: B 46

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0504)



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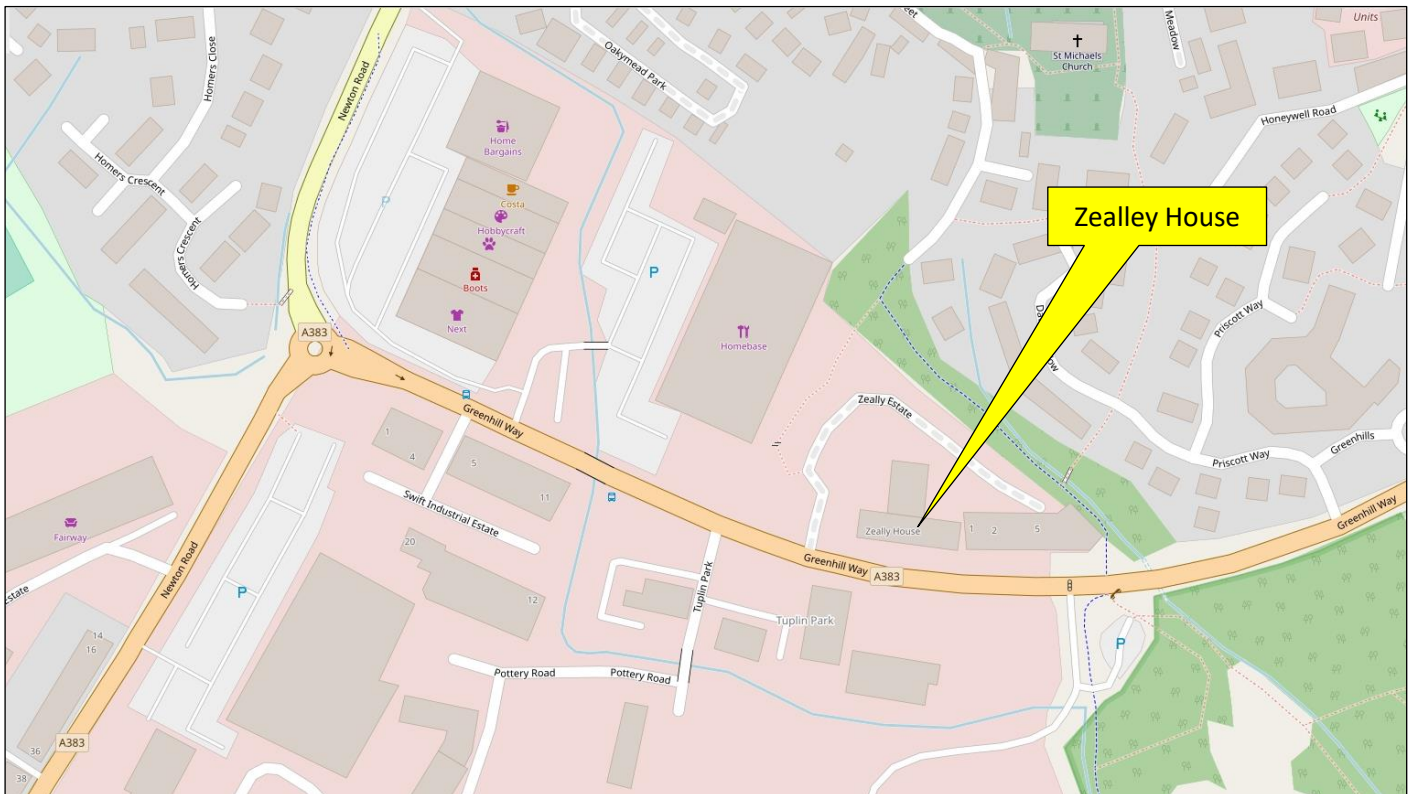
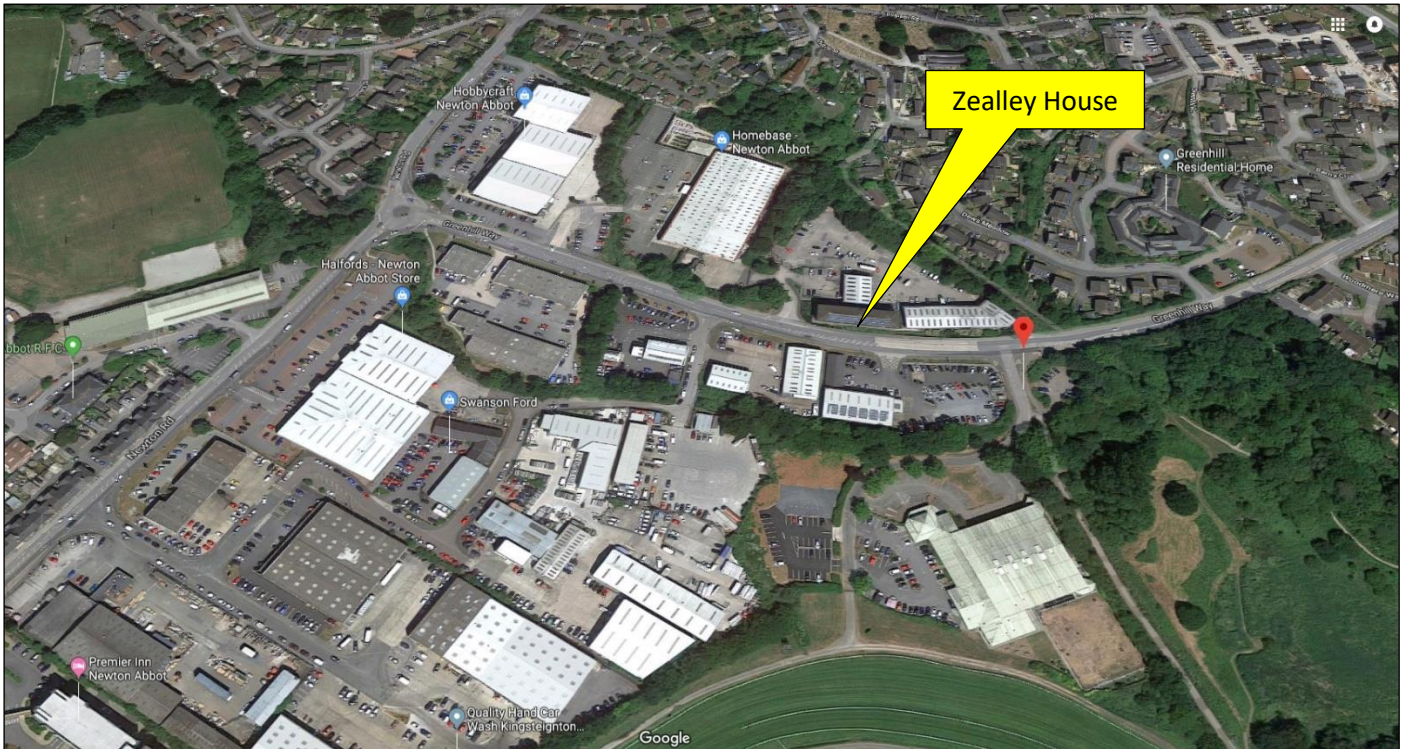
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