

TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH WELL FITTED RANGE OF OFFICES PLUS PARKING TO THE FRONT AND A SECURE FENCED YARD AREA TO THE REAR

Workshop of Approx. 464 sq.m (4,995 sq.ft) plus Ground Floor Offices of 136 sq.m (1,464 sq.ft) so totalling some 600 sq.m (6,458 sq.ft) with Rear Yard and Parking

**UNIT 8A SILVERHILLS ROAD, DECOY INDUSTRIAL ESTATE,
NEWTON ABBOT, DEVON, TQ12 5LZ**



Unit 8a Silverhills Road is a detached Industrial / Warehouse Unit benefitting from a range of offices to the front with ample parking together with a secure gated and fenced Yard area to the rear. The Decoy Industrial Estate provides easy access to the A380 dual carriageway linking Exeter to Torquay and Torbay. This substantial unit has recently been refurbished and would be suitable for a wide variety of potential users.

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SITUATION AND DESCRIPTION

The premises occupy a most convenient position on this popular and sought after trading estate approximately 1 mile to the West of Newton Abbot town centre and yet just 1 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 business to connect with the national motorway network. The premises would suit a variety of potential users, particularly where outside storage was important for car parking, material or product storage or for the secure parking of plant or vehicles as the yard is to the rear of the unit.

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. Its ease of communication to all the major settlements in the County makes it a popular business destination.

ACCOMMODATION

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

Workshop

35.28m x 13.22m (115'9" x 43'4") max overall

Accessed either via a wide roller shutter door providing good vehicular access or a pedestrian door from the front forecourt or doors from the offices. Painted concrete floor. Overhead strip lighting. Power as fitted. Translucent roof lights and windows to side and rear elevations offering good natural light. Minimum eaves height of 3.65m (11'11"). Pedestrian door to rear yard.

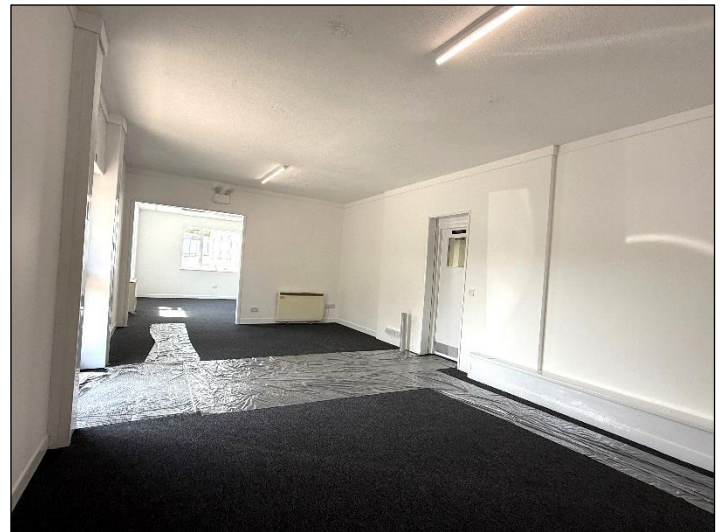


To the side of the unit, accessed from the parking area are

Reception / Office No 1

7.83m x 4.19m (25'8" x 13'9") max

Pair of glazed doors from parking area. Carpeted. Power and strip lighting as fitted. Electric panel heater. Archway leading to



Office No 2

4.70m x 3.86m (15'5" x 12'8") max

Windows to 2 elevation. Carpeted. Power as fitted. Suspended ceiling with integrated lighting. Electric panel heater.



Office No 3

4.20m x 3.45m (13'9" x 11'4") max

Window. Carpeted. Strip lighting and power as fitted. Electric wall heater.

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Office No 4

7.74m x 3.61m (25'4" x 11'10") max

3 large windows. Light and airy room on the front of the building. Strip lighting and power as fitted. Carpeted. Electric panel heater.



Store

3.29m x 2.71m (10'9" x 8'10") max

Useful storage area which could suit conversion to a kitchen. Door to workshop. Strip lighting and power as fitted.

Ladies Toilet

Low level WC suite with wash hand basin.

Gents Toilet

2 WC cubicles with 2 Urinals and a wash hand basin.

EXTERNALLY

The property benefits from 10 reserved car parking spaces to the front and side of the premises. To the rear is a gate leading to

Rear Yard

A useful sized secure fenced yard area with concrete and tarmac surface. Potential for vehicle / plant or container storage.



RENT AND LEASE

A new 6 or 10 year FRI lease is available at a rent of £54,750 pax plus VAT, with an upwards only rent review at the mid-way point plus if required a tenant only break clause with 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is shown below, a full version can be downloaded from the web site. The rating is: D 81

RATES

Rateable Value: - £39,250 (2023 Valuation List)

Please contact the Business rates department at Teignbridge District Council (01626 361101) for the rates payable.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful tenant will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed.

SERVICES

Mains electricity (including 3 phase), gas, water and drainage are available to the premises.

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0856)



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Mob. 07831 273148

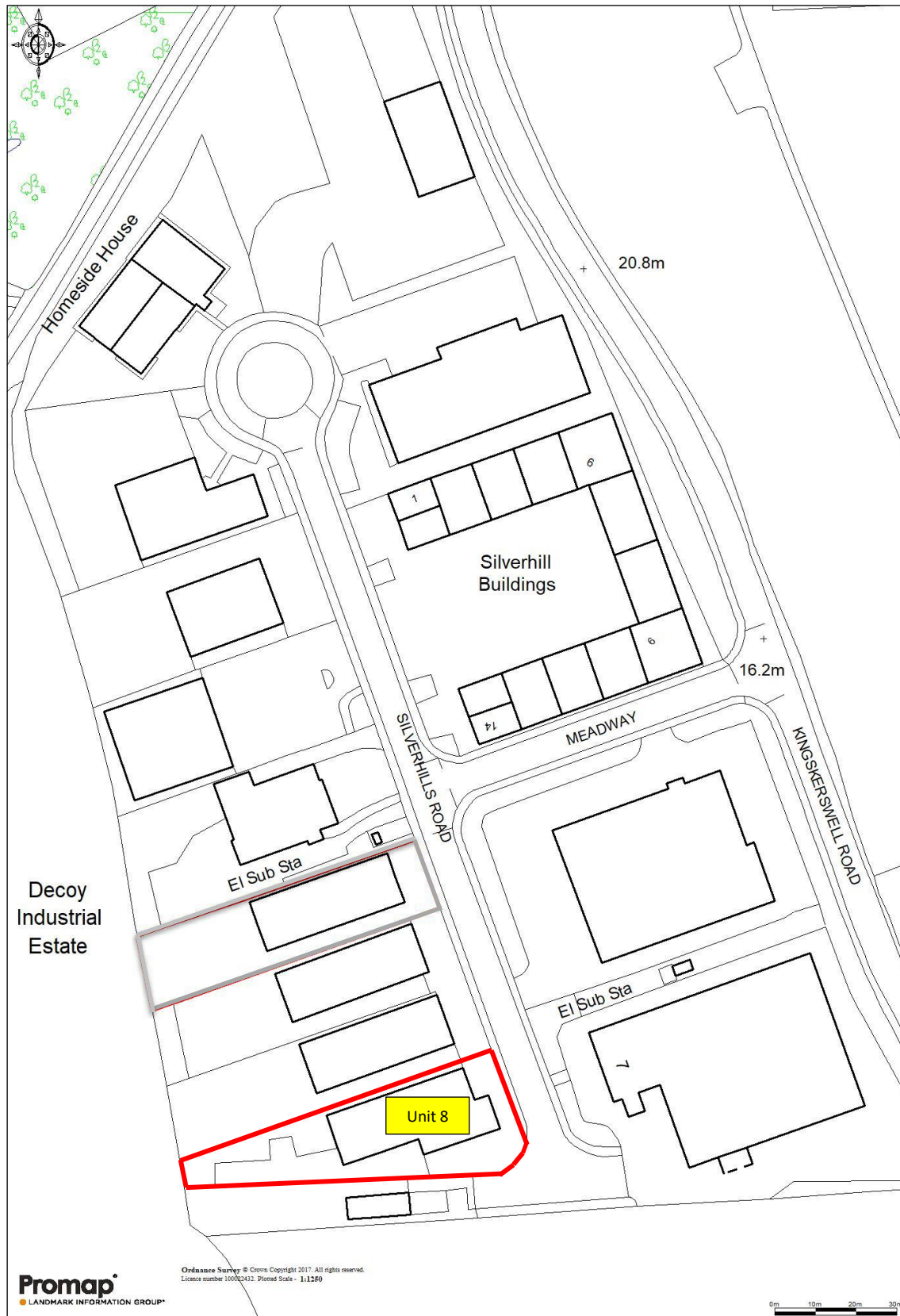
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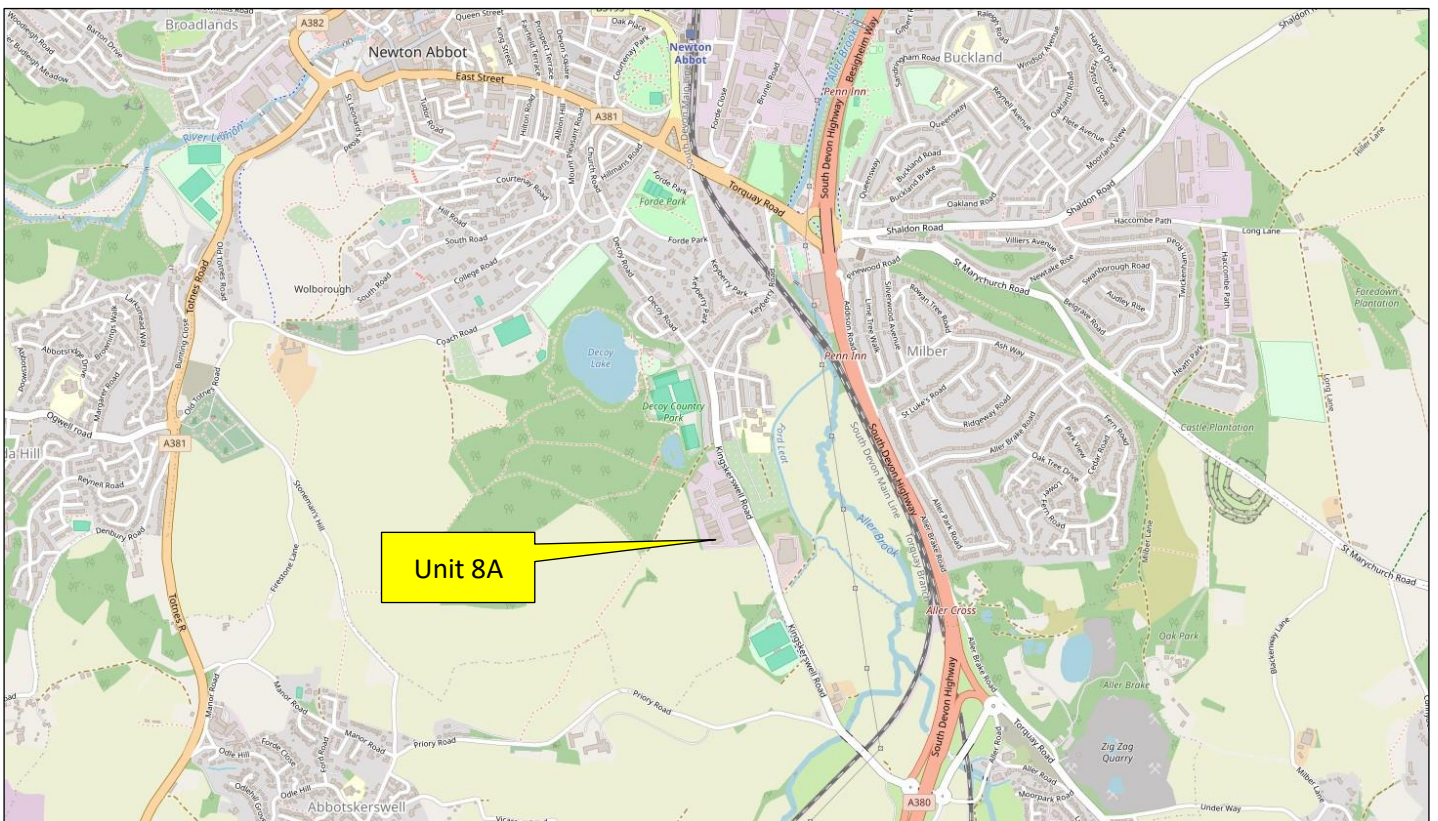
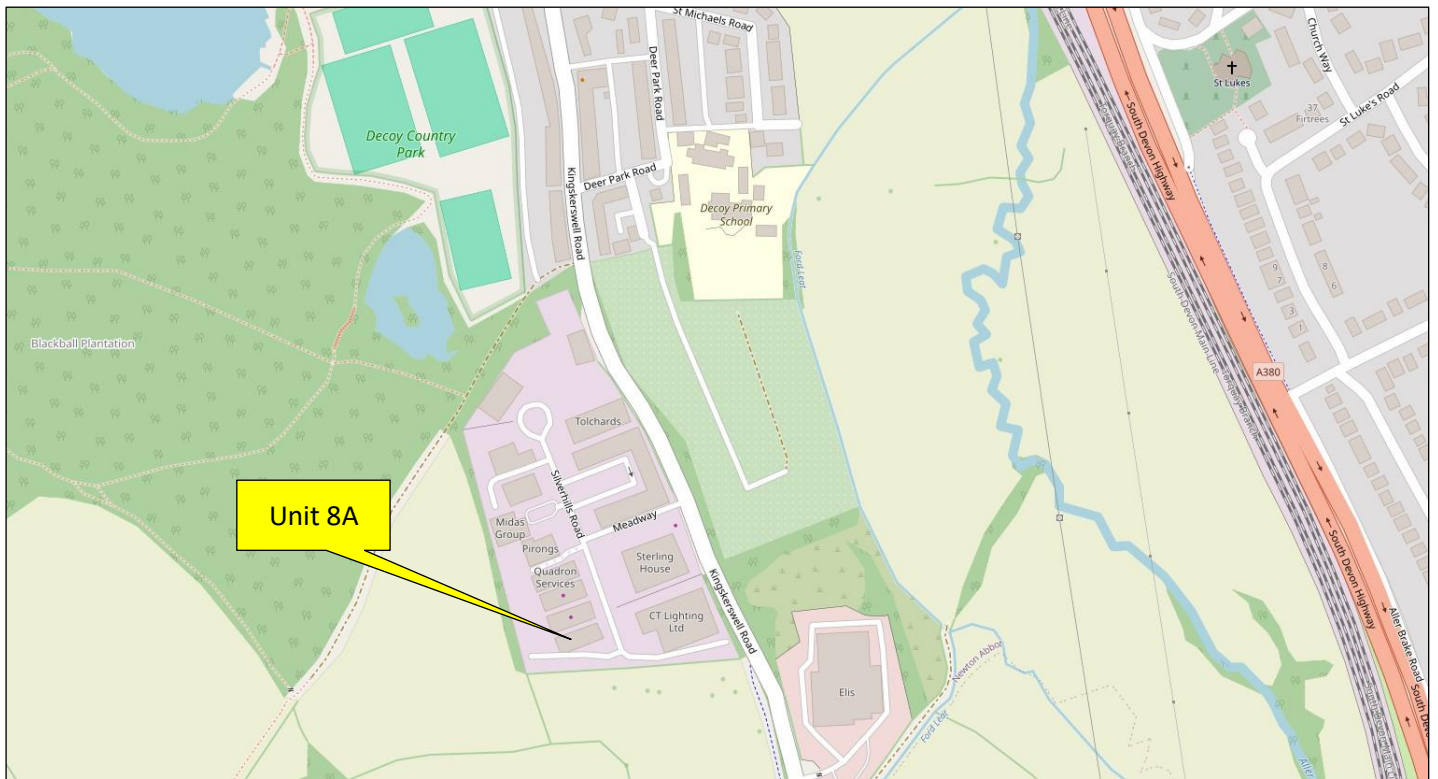
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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