

TO LET

WELL FITTED OFFICE / STUDIO PREMISES WITH 5 ALLOCATED CAR PARKING SPACES

Office / Showroom / Studio premises of Approximately 70 sq.m (752 sq.ft)
with 5 allocated Car Parking Spaces directly in front

**UNIT 5 BRUNEL BUILDINGS, BRUNEL ROAD,
NEWTON ABBOT, DEVON, TQ12 4PB**



This is an opportunity to take a new lease of these Well fitted Office / Showroom premises located just off of Brunel Road, the most prestigious Trading Estate in Newton Abbot, and providing easy access to the A380 dual carriageway linking Exeter and the M5 motorway to Torquay and Torbay via the new Ring Road. The premises have recently been used as a Chiropractic Clinic, but is suitable for a variety of uses.

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SITUATION AND DESCRIPTION

Brunel Buildings is a well fitted suite of Offices creating a light and airy space in a convenient location just off Brunel Road, the main spine road running through the centre of this busy and much sought after Trading Estate. The Brunel Industrial Estate is only a matter of 400 yards from the Penn Inn Roundabout and the A380 dual carriageway which links with the M5 motorway at Exeter. Torquay is approximately 7 miles distant with Newton Abbot town centre half a mile away. Other established occupiers on this prestigious estate include Teignbridge District Council, Bradford's Builders Merchants, Yeo Valley Foods, Europlas, Nashua, Jewsons Builders, Centek and Teignbridge Propellers. The building offers flexible accommodation, suitable for a variety of potential 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 wide catchment area drawing from a large number of small towns and villages in the surrounding area. The premises have most recently been used as a chiropractic Clinic benefitting from a glazed frontage and allocated car parking, but would suit a variety of potential users, especially those that would benefit from its prominence to the main spine road running through the estate.

ACCOMMODATION

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

Entrance Lobby **2.99m x 1.95m (9'9" x 6'5") max**

Part glazed entrance door with glazed side panel leading off the parking area. Radiator. Carpeted. LED lighting. Doors to

Reception **4.77m x 3.27m (15'8" x 10'9") max**

Light and airy room with large window to the front. Carpeted. Radiator. LED lighting. HVAC wall mounted Air con / heater unit. Leading off this area are the following

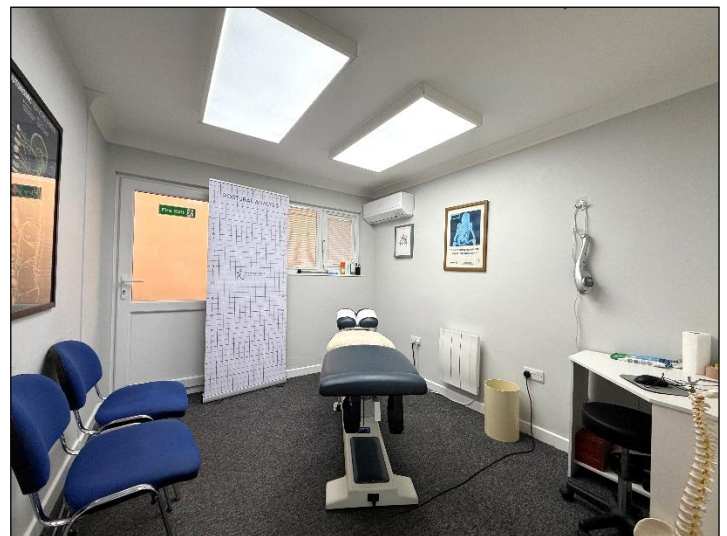


Office No 1 **3.24m x 2.65m (10'7" x 8'8") max**

Window to rear. Radiator. LED lighting. Carpeted. HVAC wall mounted air con / heater.

Office No 2 **3.23m x 2.84m (10'7" x 9'4") max**

Window to rear. Radiator. LED lighting. Carpeted.



Toilet

Low level W/C suite with wash basin. Window.

Office No 3 **3.86m x 2.66m (12'8" x 8'9") max**

Window to front. Power as fitted. LED lighting. Carpeted.



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Office No 4

3.85m x 3.27m (12'8" x 10'9") max

Large window to rear. Power as fitted. Radiator. Carpeted. LED lighting. Double doors to storage cupboard with shelving.



Office / Store

2.9m x 2.0m (9'6" x 6'7") max

Useful interview room or single office. Window to front. Radiator. Power as fitted. LED lighting.

Kitchen

2.28m x 1.77m (7'6" x 5'9") max

Well fitted kitchen with stainless steel sink unit and single drainer inset into worktops with cupboards below. Space for fridge. Tiled splashback. LED lighting. Power as fitted. Radiator. Wall mounted BAXI gas fired central heating boiler.



EXTERNALLY

The property particularly benefits from 5 reserved car parking spaces allocated directly in front of the premises.

LEASE

A new 6 year full repairing and insuring lease is available with an upwards only rent review at the end of the 3rd year. A mid-way break clause is also available if required, 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 Part 11.

RENT

£9,450 per annum is sought for this well fitted office building with 5 allocated car parking spaces on this much sought after trading estate with easy access to the A380 dual carriageway. A service charge will be payable towards the landscaping and shared services (£645 pa for 2025), plus the tenants will reimburse the Landlord for the Building insurance premium (£415.30 pa in 2025).

VAT

The rent and any service charge will be plus VAT on this occasion.

RATES

Rateable Value: - £ 7,600 (2023 valuation)

We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates Department (01626 361101) for further information.

SERVICES

We understand that all mains services are available to the unit including electricity, gas, water and drainage. We also believe that High Speed Fibre Broadband is available on this estate, however potential tenants are advised to make their own enquiries of the relevant service providers.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained. Full details are available on request or can be downloaded from the web site. The rating is stated as: - C 53

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0531)



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Energy performance certificate (EPC)

5 Brunel Buildings Brunel Road NEWTON ABBOT TQ12 4PB	Energy rating C	Valid until: 27 July 2029
		Certificate number: 0495-2031-3230-6700-6103

Property type: B1 Offices and Workshop businesses

Total floor area: 98 square metres

Rules on letting this property

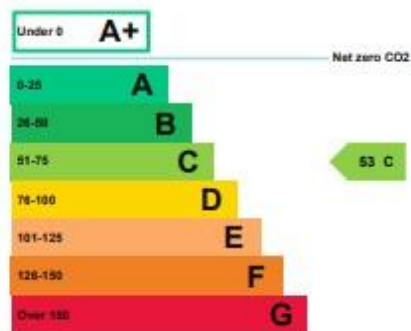
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

26 B

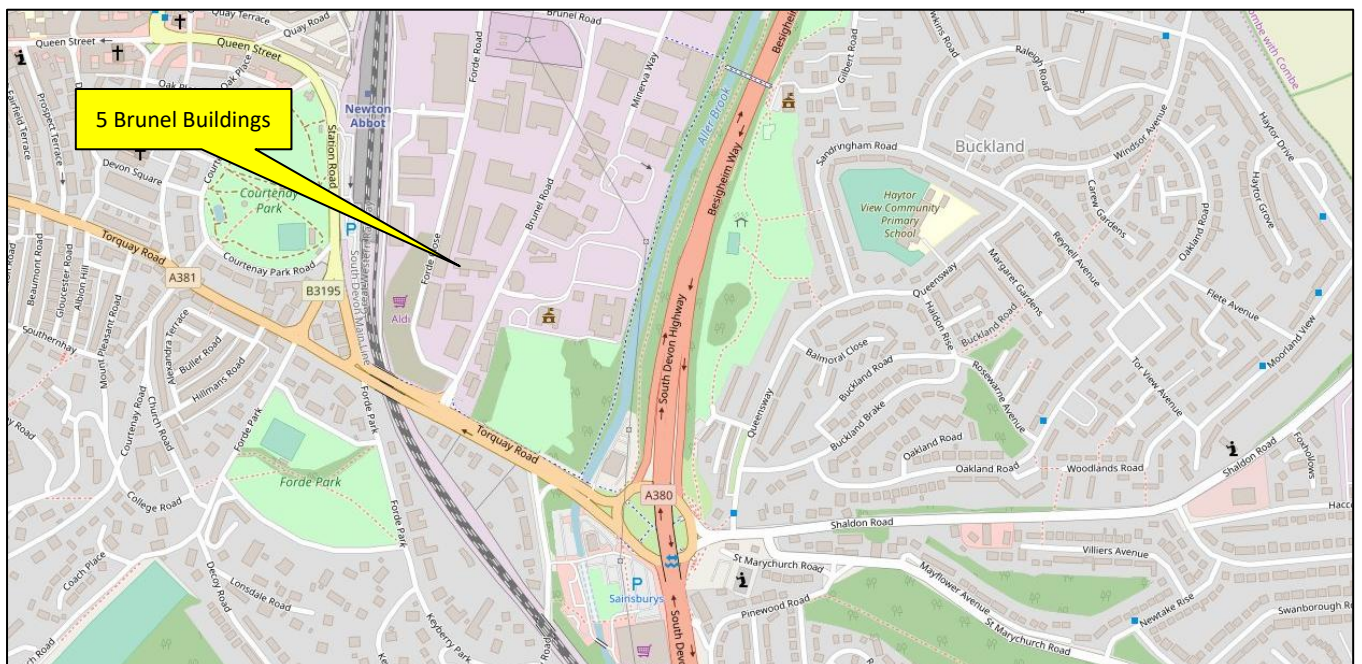
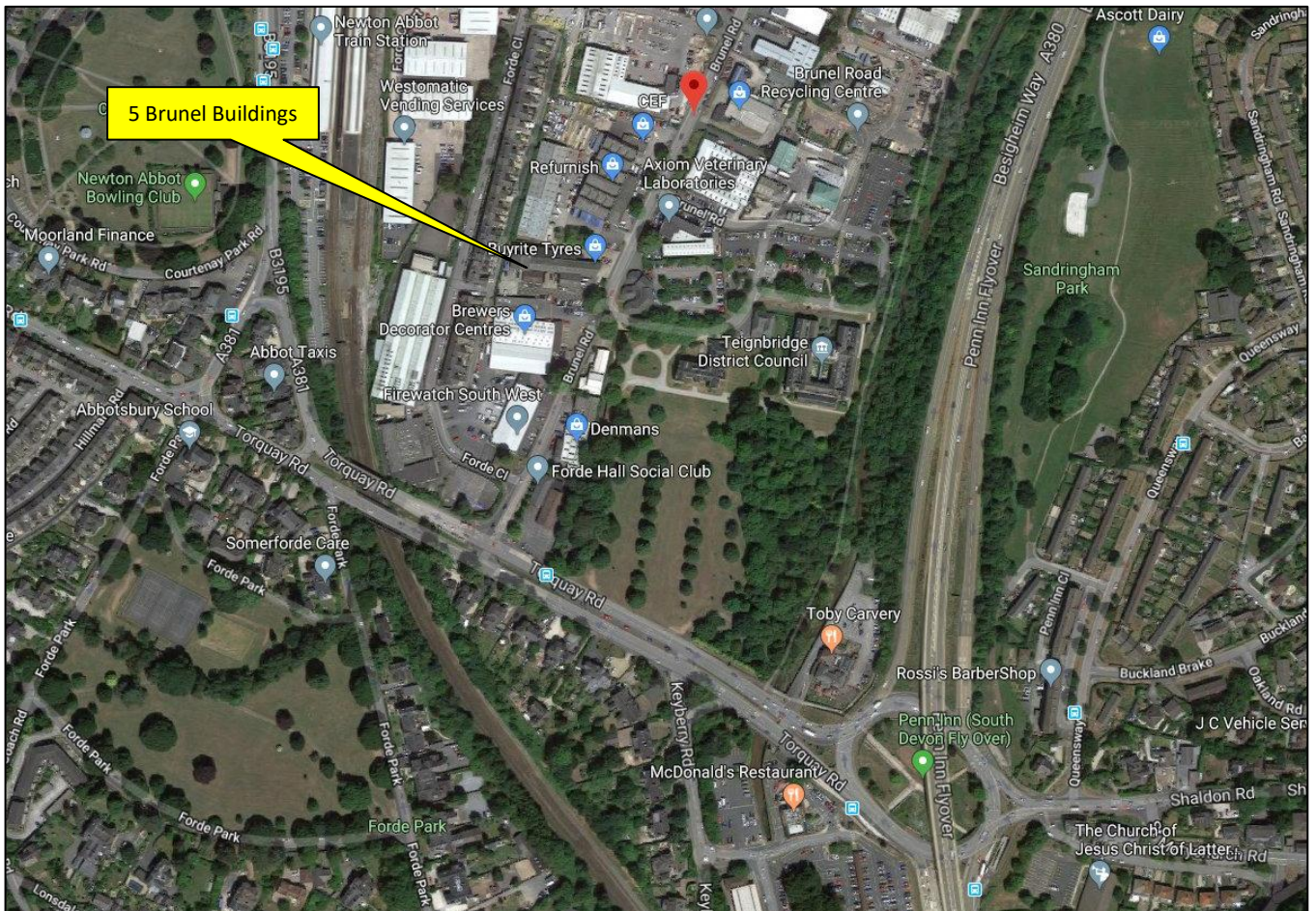
If typical of the existing stock

75 C

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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.