

# TO LET

## WELL LOCATED LIGHT INDUSTRIAL / TRADE COUNTER UNIT WITH 2 PARKING SPACES

Workshop of Approx. 74.5 sq.m (802 sq.ft) plus 2 allocated parking spaces

**UNIT 2 SILVERHILLS BUILDINGS, SILVERHILLS ROAD,  
DECOY INDUSTRIAL ESTATE, NEWTON ABBOT, TQ12 5LZ**



Comprising one of 14 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 at the entrance to the Decoy Industrial Estate on the edge of Newton Abbot offering good access to Teignbridge and the South Hams and the A380 dual carriageway linking to Exeter and the M5 Motorway.

**T. 01392 691007**

**M. 07831 273148**

**E. tn@noonroberts.co.uk**

## 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

**10.67m x 6.98m (35'0" x 22'11") max**

Accessed either via a sliding concertina door to the front courtyard area offering good vehicular access into the workshop area. Concrete floor. Overhead translucent roof lights. Power as fitted.



### Kitchen Area

Base unit with worktop with inset stainless-steel sink and single drainer. Tiled floor. Window.

### Toilet

WC suite with wash hand basin. Tiled floor. Window.

## EXTERNALLY

The premises benefit from 2 reserved car parking spaces outside.

## RENT

£8,600 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.

## 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:- To be assessed

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 £495 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 (0884)



**Tel. 01392 691007**

**Mob. 07831 273148**

**Email. tn@noonroberts.co.uk**

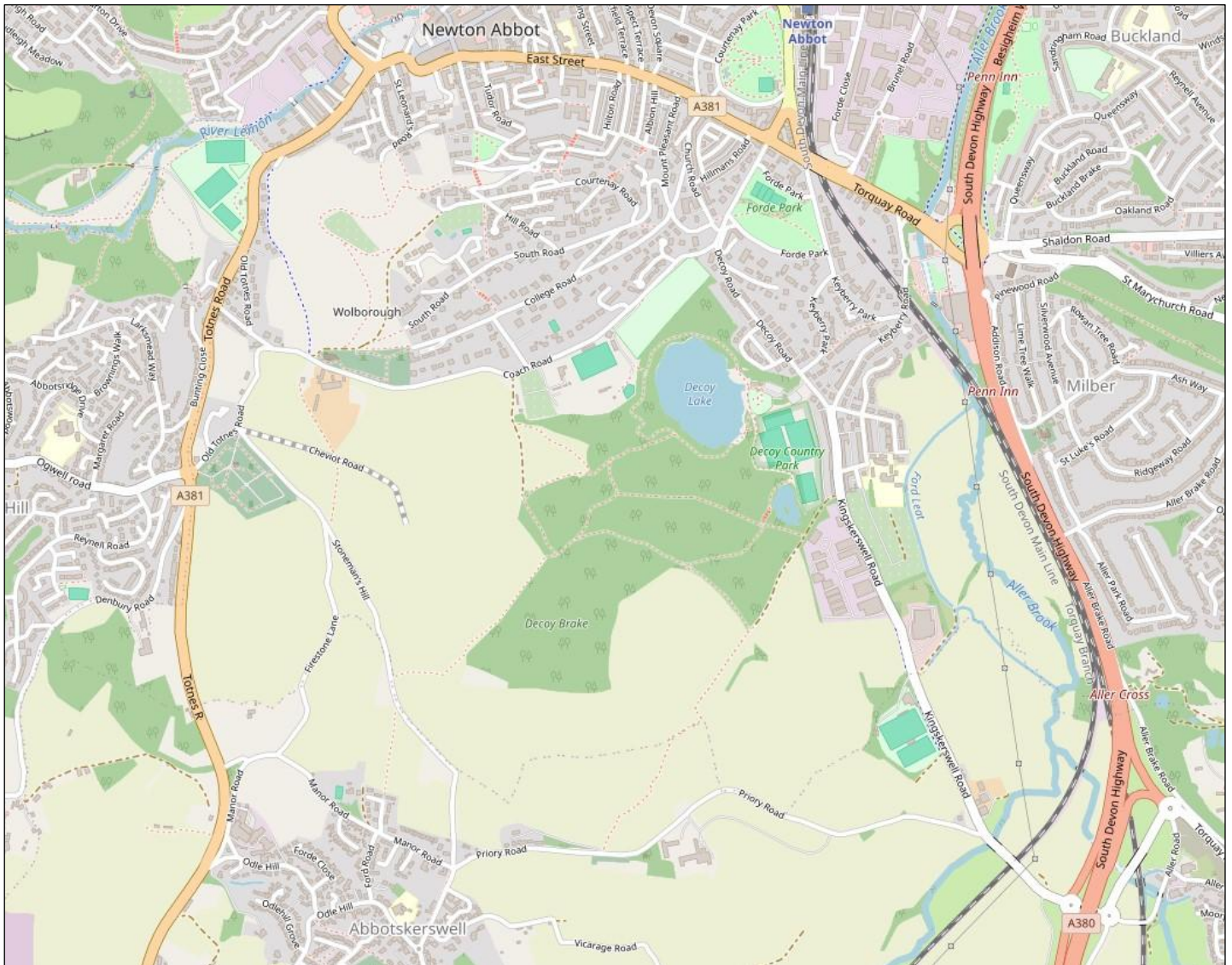
**Web. www.noonroberts.co.uk**



E. tn@noonroberts.co.uk



**Noon  
Roberts** |   
PROPERTY CONSULTANTS



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.