

Unit 3 Olympus Business Park

Ref No: 5016

Kingsteignton Road, Newton Abbot, Devon, TQ12 2SN



Located on Popular Business Park Close to Town Centre

Gross Internal Area Approx. 220m² (2,368 sq ft)

Benefitting From Smart First Floor Office Accommodation

Generous Estate Parking Available

Viewing Highly Recommended

Annual Rental of £14,000

Interested in this property?
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LOCATION

Olympus Business Park is located on the Kingsteignton Road in Newton Abbot, between the Racecourse and the Town Centre. With good road access links to Exeter, Plymouth and South Devon via the A30 Carriageway, this is a popular business location for a variety of occupiers.

DESCRIPTION

Smartly presented, this unit is currently arranged as reception, storage and workshop on the ground floor with a mixture of private and open plan offices on the first floor. Both floors enjoy their own WC and kitchen area. This flexible accommodation would suit those looking for locating their admin onsite in addition to any commercial business use requiring a light industrial building.

The accommodation briefly comprises:-

GROUND FLOOR

Approx. 120m² (1,291 sq ft)

FIRST FLOOR

Approx. 100m² (1,076 sq ft)

OUTSIDE

There are 5 car parking spaces and loading area to the front of the unit, as well as further estate parking available.

LEASE

The property is available by way of New Full Repairing and Insuring Lease, terms and lease length to be agreed on negotiation.

SERVICE CHARGE

A service charge is payable for the upkeep of the estate. Up to date figures can be requested from the agent.

BUSINESS RATES

2023 List: £17,750

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge District Council.

LEGAL FEES

The ingoing tenant may be expected to make a reasonable contribution towards the Landlord's legal fees.

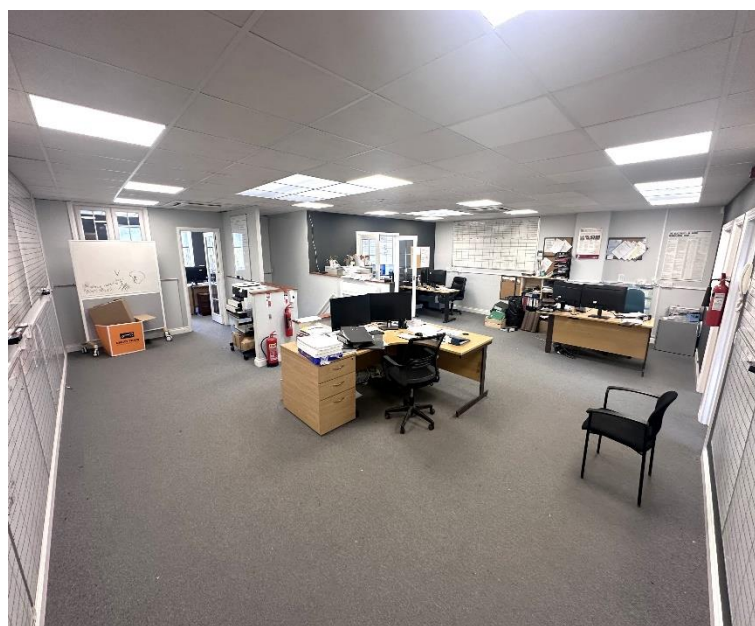
VIEWING

Viewing is highly recommended can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

EPC RATING D

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



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