

GF, Unit 1E Oak Tree Business Park

Ref No: 5040

Kingskerswell, Newton Abbot, Devon, TQ12 5GJ



High Spec Ground Floor Only Warehouse & Office

Ground Floor Only Opportunity in Newly Constructed Industrial Estate

Net Internal Area Approx. 83m² (893 sq ft)

Warehouse Approx. 66m² (710 sq ft), Reception Area, Kitchenette, WC

Reserved Parking for up to 2 Cars

Annual Rental of £8,200

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LOCATION

Oak Tree Business Park is located off the Old Newton Road, with great links to the A380, linking Torbay to Exeter and onto the M5 and beyond. This location provides easy access from the neighbouring towns of Teignmouth, Torquay and Paignton. Torquay is approximately 7 miles distant with Newton Abbot town centre about 3 miles away.

DESCRIPTION

Oak Tree Business Park is a brand-new industrial estate, built to high quality specification and supporting businesses in the local area.

The opportunity offered is to take a singular floor in one of the newly constructed industrial units, which has internally been fitted out to a high specification finish. The unit is currently occupied by the landlord in its entirety, but the floors will be split via partition walls and lockable doors and will only share access via the front reception.

The accommodation will be metered for electric and water usage.

The accommodation briefly comprises:-

RECEPTION/OFFICE

16' 5" x 11' 5" (5.00m x 3.49m)

Pedestrian glazed door from the front leads into the reception area. The space has been decorated and fitted with office furniture to suit a reception/ customer facing office. A window opening looks into the warehouse, allowing line of site to the front door.

The reception area would need to be accessible to the landlord 24/7 to gain access to the first-floor space.

WAREHOUSE

44' 2" x 18' 11" (13.47m x 5.76m) (max)

With electric roller shutter door to the front and large glass entrance doors behind. A lockable door into the reception, making this a secure zone. Benefitting from concrete floors and various installed power sockets. Within the warehouse area is:-

KITCHENETTE

Open into the warehouse area and fitted with floor standing cupboard and worktops, double wall cupboard, inset sink and drainer.

DISABLED WC

TENURE

The property is available by way of a new internal repairing agreement with exact terms to be agreed on negotiation.

SERVICE CHARGE

There is a service charge levied on the industrial units for upkeep of the estate. This service charge will be split 50/50 between the landlord and tenant.

INSURANCE & ALARM

The landlord has buildings insurance and security/fire alarm coverage for the whole unit. The tenant will be asked to contribute 50% of this cost.

RENT/PRICE

£8,200 per annum, exclusive.

VAT

We understand the property is elected for VAT and therefore VAT is payable on the rent.

UTILITIES

The unit will be fitted with an electric and water submeter and the tenant will be billed based on their usage. The tenant will be responsible for sourcing their own internet into the unit.

BUSINESS RATES

The landlord is currently responsible for the business rates over the whole unit and benefits from 100% Small Business Rates Relief.

Ingoing tenant will need to contact Teignbridge Council to arrange their own rates bill.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING A

VIEWING

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

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