

# FF, Unit 1E Oak Tree Business Park

Ref No: 5041

Kingskerswell, Newton Abbot, Devon, TQ12 5GJ



## High Spec First Floor Only Warehouse & Office

First Floor Only Opportunity in Newly Constructed Industrial Estate

Net Internal Area Approx. 80m<sup>2</sup> (861 sq ft)

Two High Spec Offices, Warehouse, Kitchenette & WC

Reserved Parking for up to 2 Cars

Annual Rental of £7,000

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



# FF, Unit 1E Oak Tree Business Park

Kingskerswell, Newton Abbot, Devon, TQ12 5GJ

## 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 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:-

### WAREHOUSE

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

Access is via the ground floor reception area and metal staircase leads up to the first floor warehouse. Within the warehouse area will be a newly fitted kitchenette and WC.

### OFFICE

21' 9" x 12' 7" (6.64m x 3.84m)

Newly fitted office, with suspended ceiling, inset LED panels, wall mounted electric heater and carpeted floor.

### OFFICE

16' 6" x 10' 0" (5.02m x 3.06m)

Newly fitted office, with suspended ceiling, inset LED panels, wall mounted electric heater and carpeted floor.

### KITCHENETTE

Open into the warehouse area and fitted with floor standing cupboard and worktops, inset sink and drainer. (To be fitted on the finding of a tenant).

### 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

£7,000 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.

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# FF, Unit 1E Oak Tree Business Park

Kingskerswell, Newton Abbot, Devon, TQ12 5GJ



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)

