



Cooper Yard

Old Cider Works, Abbotskerswell, Newton Abbot, Devon, TQ12 5NF



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Large Workshop and Office Accommodation To Let
Accommodation Over Ground and Lower Ground Floor – Level External Access to Both
Workshop Accommodation of Circa. 425m² (4,574 sq ft)
Office Accommodation of Circa. 245m² (2,637 sq ft)
Parking to the Front and Rear with Additional Available on the Estate

LOCATION

The Old Cider Works Estate is situated on the edge of Abbotskerswell. Conveniently located, just off the A381, linking Totnes to Newton Abbot and leading on to the A380 to Exeter and the M5. It's central position means getting anywhere between Plymouth and Exeter is possible in under an hour.

The Old Cider Works itself, is a small trading estate with a range of small to medium sized industrial premises.

DESCRIPTION

The property is arranged over lower ground and ground floor levels, with the lower ground floor being arranged as predominantly workshop accommodation and the ground floor arranged as office accommodation with a small workshop fronting on to the carpark.

The workshops on the lower ground floor have level access from the parking area at the rear of the property and have full height access.

The offices on the ground floor are split into a mixture of smaller single desk offices and larger workspaces. There are two large offices with space for over 6 staff in each and possibility for conversion of the ground floor workshop into further open plan office accommodation.

The property is well suited for businesses requiring large store/ workshop space with the benefit of combined office space for staff.

Parking is available to the front and rear of the unit, with further parking available on the estate.

Ref No: 4751

Annual Rental of £32,500

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The accommodation briefly comprises:-

GROUND FLOOR

RECEPTION

11' 10" x 10' 10" (3.6m x 3.3m)

DIRECTORS OFFICE

12' 6" x 9' 2" (3.8m x 2.8m)

ACCOUNTS OFFICE

18' 4" x 12' 6" (5.6m x 3.8m)

MANAGERS OFFICE

12' 10" x 12' 6" (3.9m x 3.8m)

OFFICE

16' 9" x 8' 6" (5.1m x 2.6m)

OFFICE

14' 1" x 7' 7" (4.3m x 2.3m)

OFFICE

27' 7" x 11' 10" (8.4m x 3.6m)

WORKSHOP

36' 5" x 26' 11" (11.1m x 8.2m)

CANTEEN

OFFICE

Part of the newer extension with balcony over the rear carpark.

WC

LOWER GROUND FLOOR

STORE

25' 7" x 18' 1" (7.8m x 5.5m)

OFFICE

14' 1" x 7' 7" (4.3m x 2.3m)

WORKSHOP

Three workshop areas joined together. Approx. 155m² (1,668 sq ft)

STORE

27' 3" x 16' 1" (8.3m x 4.9m)

With double, full height doors out to the rear parking.

STORE

KITCHENETTE

EXTERNAL

To the front of the property is a tarmacked area, with space for 4 vehicles. To the rear of the property is a further tarmacked area with parking for circa 12 cars.

LEASE

The property is being offered to let on a new lease, at a rent of £32,500 per annum. Exact terms to be agreed on negotiation.

FREEHOLD

The property is also being offered for sale, further details can be request from the agents.

BUSINESS RATES

2023 List: £28,000

Please note this is not Rates Payable. Interested parties are advised to speak to the agents, Bettesworths for further information on rates payable.

EPC RATING C

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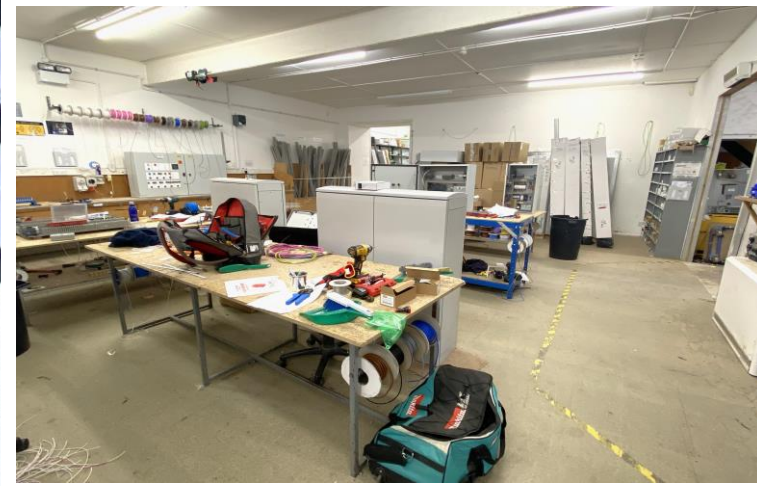
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