

Unit 1 School Road Business Park

Ref No: 5540

School Road, Newton Abbot, Devon, TQ12 2JU



Substantial Industrial Unit in Central Newton Abbot To Let

Recently Renovated Industrial Unit at Front of Industrial Estate

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

Electric Roller Shutter (4.0m x 3.5m) and Pedestrian Entrance Door

Eligible For 100% Small Business Rates Relief

Annual Rental of £15,000

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LOCATION

The property is located on School Road Business Park in Newton Abbot town centre. The estate is positioned behind Union Street, with convenient access from the A381 and strong connectivity to the Penn Inn Roundabout, giving access towards Torbay, Exeter, the A380 and wider South Devon road network.

School Road Business Park is a centrally located trading estate made up of a range of commercial units of varying sizes and configurations. The estate has recently been under new ownership and is being improved and renovated, with the aim of creating a business hub in the town centre. The location would suit a range of occupiers seeking accessible workshop, storage, trade counter, light industrial or business premises within a central and well-connected position.

DESCRIPTION

Unit 1 comprises a recently renovated industrial/workshop unit occupying a prominent position at the front of School Road Business Park. The property has been upgraded externally, benefitting from modern cladding to the front and side elevations.

Access is provided via a pedestrian entrance door and an electric roller shutter loading door measuring approximately 4.0m x 3.5m. There is a sloped entrance down into the main unit, which is arranged as an open-plan workshop/storage area with partitioned WC and kitchenette facilities.

The property benefits from a 3-phase electrical connection, making it suitable for a variety of workshop, storage, trade or light industrial occupiers. Parking is available on the estate, although no spaces are specifically allocated to this unit.

ACCOMMODATION

The accommodation briefly comprises:

MAIN UNIT

12.30m wide x 18.06m depth max / 17.65m depth min
Open-plan workshop/storage accommodation with sloped entrance access, electric roller shutter and pedestrian entrance door.

WC

7' 5" x 4' 9" (2.26m x 1.46m)

KITCHENETTE

5' 2" x 4' 10" (1.57m x 1.47m)

GROSS INTERNAL AREA

Approx. 220m² / 2,368 sq ft.

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact terms to be agreed by negotiation.

RENT

£15,000 per annum, exclusive. Rent to be paid monthly in advance.

The rent will step up in years 2 and 3 by £500 per annum.

Yr 2: £15,500 per annum. Yr 3: £16,000 per annum.

SERVICE CHARGE AND UTILITIES

Whilst the estate is still under refurbishment, there is no estate service charge payable.

The tenant will be responsible for a 50% contribution towards water rates. Electricity is independently metered.

BUSINESS RATES

2023 List: £10,750.

Please note this is not the Rates Payable amount. The property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

EPC AWAITED

VIEWING

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

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.leasebusinesspremise.co.uk

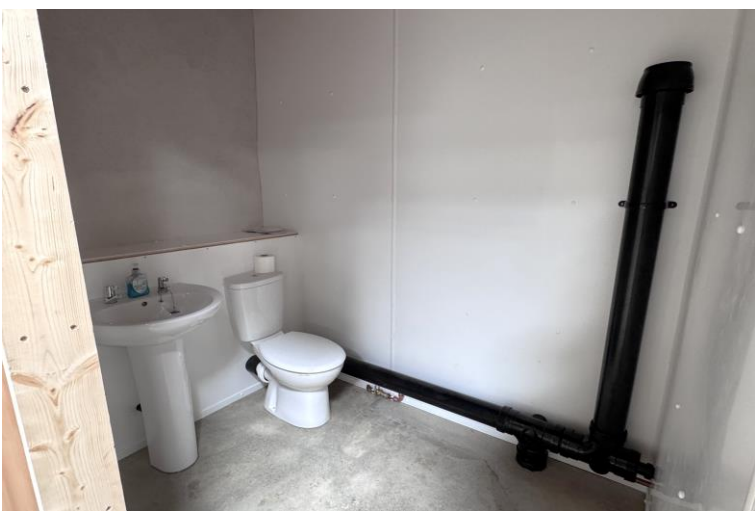
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