

Aaron Fox

TO LET / FOR SALE

**LIGHT MANUFACTURING PREMISES
WITH YARD AREA**

UNIT A 307.18 sq.m. (3,306 sq.ft.)

UNIT B 381.60 sq.m. (4,107 sq.ft.)

UNIT C 376.14 sq.m. (4,048 sq.ft.)

**STIRLING HOUSE
DECOY INDUSTRIAL ESTATE,
NEWTON ABBOT**



01392 204303

**Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk**

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SITUATION AND DESCRIPTION

The premises occupy a convenient location on the popular Decoy Industrial Estate approximately 1 mile to the west of Newton Abbot town centre and yet just half a mile from the A380 Exeter to Torquay trunk road, joining with the M5 motorway at Exeter which is approximately 15 miles distant. Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area.

The property comprises a former foundry of steel framed construction with solid concrete floors, clad in profiled sheet steel, the roof is apexed and incorporates translucent panels. The property has been subsequently been sub divided to provide a range of units. Internally each unit has a W/C and separate services, with full height vehicle loading door. Externally there is ample yard and curtilage for HGV access, turning and parking.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

	Metric	Imperial
Unit A depth	20.13 m.	66'1"
Unit A width	15.26 m.	50'
Total	307.18 sq.m.	3,306 sq.ft.
Unit B depth	30.00 m.	98'5"
Unit B width	12.72 m.	41'73"
Total	381.60 sq.m.	4,107 sq.ft.
Unit C depth	24.91 m.	81'9"
Unit C width	15.10 m.	49'6"
Total	376.14 sq.m.	4,048 sq.ft.

EXTERNALLY

The entire property is set within a large site and each unit will have an allocation of yard area, together with allocated car parking.

LEASE

The units are available by way of new 6 year leases with mid term breaks and reviews.

OPTION TO PURCHASE

An option to purchase the freehold of each property is available after the 4th anniversary subject to a figure to be agreed.

RATES

We have gained the following information via the Valuation Office web site **YOU ARE ADVISED TO CHECK**
Rateable Value The units have yet to be assessed
Rates Payable (x48.5p 09 / 10)

Further details can be obtained from Teignbridge District Council Business Rates Department on 01626 361101.

LEGAL COSTS

Each party are to bear their own legal costs.

RENT

Unit A – Under Offer

Year	Unit B p.a.	Unit C p.a.
1	£10,000 (£2.47 p.s.f.)	£10,000 (£2.43p.s.f.)
2	£12,000 (£2.96 p.s.f.)	£12,000 (£2.92 p.s.f.)
3	£14,000 (£3.45 p.s.f.)	£14,000 (£3.40 p.s.f.)

VAT

Vat is payable where chargeable.

LEGAL COSTS

Each party are to bear their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of: Adam Parsons mobile 07808 473248 Ref (0450)

Aaron Fox

Email: adamparsons@aaronfox.co.uk



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.