

Aaron Fox

TO LET

MODERN LIGHT INDUSTRIAL UNIT (WITH FREEZER AND COLDSTORE IF REQUIRED)

Approximately 151 sq.m (1,631 sq.ft)

UNIT 16 SWIFT INDUSTRIAL ESTATE KINGSTEIGNTON, NEWTON ABBOT



The Swift Industrial Estate is modern development of 20 industrial / trade counter units set in a conveniently located estate in a prominent position in Kingsteignton with easy access to the A380 dual carriageway linking Exeter and the M5 motorway to Torquay and Torbay.

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Lynx House, Pynes Hill, Exeter, EX2 5JL
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SITUATION AND DESCRIPTION

The Swift Units are an established development situated in a very accessible position in the centre of the commercial area of Kingsteignton, approximately half a mile from Newton Abbot town centre and within half a mile of the A380 dual carriageway which links with the M5 motorway at Exeter to the north and Torquay, Paignton and Torbay to the south. The premises benefit from a large central courtyard with reserved car parking. Adjoining occupiers include light manufacture and trade counter users with Tesco's, Homebase, The Co-op, a number of Car Dealers and the Racecourse close by.

The units have been constructed to a good standard comprising a steel portal frame with lower elevations of facing bricks externally and blockwork internally with plastic coated profiled sheet steel cladding incorporating an insulation quilt and internal lining to upper elevations. The roof is also of plastic coated profiled sheet steel cladding, insulation quilt and internal lining and incorporates translucent roof lights. The floor is power floated concrete.

The premises have most recently been used for the storage and distribution of meat etc to the catering trade, and therefore have a modern and spacious walk in Fridge and separate Freezer room. These can be purchased if required, or can be removed. The premises would therefore suit a variety of potential users, subject to the usual consents.

ACCOMMODATION

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

Workshop **20.6 m x 5.75 m (67'7" x 18'10") max**
Accessed from the forecourt area via either a full height roller shutter door or a pedestrian door. Concrete floor. Power and lighting as fitted. To the rear is a double bowl stainless steel commercial sink unit with small wash hand basin adjoining. Constructed within the unit is a large walk in fridge and separate freezer unit. These are available if required by negotiation. Alternatively they can be removed if not required.

Gents Toilet

Low level WC suite and wash hand basin.

Ladies Toilet

Low level WC suite and wash hand basin.

Kitchen

Stainless steel sink unit with single drainer and cupboards below. Strip lighting and power points as fitted.

1st Floor Mezzanine Area

Stairs lead up to a landing area with doors to

Office No 1 **5.4m x 3.44 m (17'9" x 11'3") max**

Windows to the front overlooking the warehouse. Carpeted. Strip light and power as fitted.

Office No 2 **4.38 m x 3.26 m (14'4" x 10'8") max**

Windows to the rear. Strip light and power as fitted.

EXTERNALLY

The unit has 2 reserved car parking spaces in the forecourt area providing ample tuning and loading facilities.

LEASE

The remainder of a 6 year full repairing and insuring lease from the 24th April 2007 with rent reviews every 2 years.

RATES

Rateable Value: - £6,900

Please contact Teignbridge District Council for further information on the rates payable (01626 361101)

RENT

£10,500 per annum exclusive

SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the assignors legal costs including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148)

Aaron Fox

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