

Aaron Fox

TO LET

INDUSTRIAL / OFFICE PREMISES

Approximately 334 sq.m (3,595 sq.ft)

**LEVEL 5 HAMLYN HOUSE, MARDLE WAY
BUCKFASTLEIGH
DEVON**



Hamlyn House is a charatueful stone former mill building occupying a prominent position in the centre of Buckfastleigh, with easy access to the A38 dual carriageway approximately equi-distance between Exeter and Plymouth.

01392 204303

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

Buckfastleigh is a popular location due to its close proximity to the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 22 miles distant, Exeter 24 miles, Newton Abbot 12 miles and Torquay 20 miles distant. Buckfastleigh has a good range of local amenities with the market town of Newton Abbot offering a wider range including retail, education and leisure facilities.

The premises are located on the fourth floor of this impressive former Mill building with ample parking in an adjoining reserved car park. The premises are accessed either via a staircase or a 1 ton goods lift, allowing either office, light manufacture or a storage / distribution use. The unit has recently been used as an office and meeting area for a national organisation, but would suit a variety of potential users including light manufacture or assembly, storage, office or a wholesale operation.

ACCOMMODATION

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

Approached from the forecourt area via a shared entrance lobby with staircase or a 1 ton Euro pallet sized goods lift to level 5 (fourth floor).

Workshop **31.75m x 10.52m (104'2" x 34'6") max**
Currently arranged with a number of sub divisions but could be cleared to provide a larger open plan area. Overhead lighting and power points as fitted. Ample roof lights making this light and airy feeling space. Over head gas fired heaters.



Gents Toilet

Low level WC suite and wash hand basin.

Ladies Toilet

Low level WC suite and wash hand basin.

EXTERNALLY

The property benefits from reserved car parking spaces within the dedicated car park adjoining.

LEASE

A new 3 or 6 year lease is available with a rent review at the end of the third year. A service charge contribution of 5% of the rent (approximately £426.25 pax) is required towards the external repairs and decoration of the building.

RATES

Rateable Value Awaiting confirmation
Please contact Teignbridge District Council for the current rates payable (01626 361101)

RENT

£8,990 per annum exclusive which equates to just £2.50 per sq.ft). VAT is payable upon the rent.

SERVICES

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

LEGAL COSTS

A contribution of £350 plus VAT is required towards the Landlord's legal costs, including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0368)

Aaron Fox

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