

Aaron Fox

TO LET

MODERN LIGHT INDUSTRIAL UNIT

Approximately 94.65 sq.m. (1,018 sq.ft)

**UNIT 15 RYDON INDUSTRIAL ESTATE
KINGSTEIGNTON
NEWTON ABBOT**



The Rydon Industrial Estate is modern development of 17 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 Rydon 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 as a trade outlet for baby equipment. The present tenants have installed a full cover mezzanine level which could be removed if required.

ACCOMMODATION

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

Dimensions	Metric	Imperial
Unit Depth	15.00 m	49'3"
Unit Width	6.31 m	20'9"
Total	94.65 sq.m.	1,018 sq.ft.

INTERNALLY

The Unit is accessed from the communal turning and parking area via a full height roller shutter door. There is a small office together with WC.

EXTERNALLY

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

LEASE

A new 6, 9 or 12 year lease is offered with 3 yearly reviews. A service charge contribution of £180 per quarter (for the year 08/09) is required towards the common parts including the front car parking area / yard

RENT

An ingoing rental £6,500 (£6.38 p.s.f.) per annum exclusive is sought. A rent free period is available by negotiation.

SERVICES

Mains water, drainage, gas and electricity are available.

VAT

All figures quoted are plus VAT at the prevailing rate.

RATES

We have gained the following information via the Valuation Office web site. You are advised to Check Rateable Value: - £6,800 p.a.
Rates Payable:- £3,298 (x48.5p 09/10)
YOU ARE ADVISED TO CHECK

SERVICES

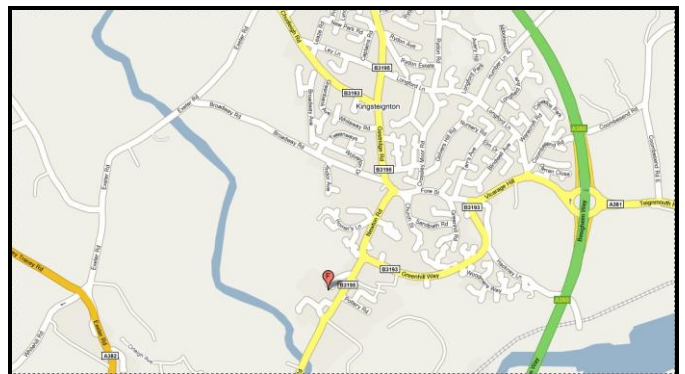
Mains water, drainage, gas and electricity are available.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

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.