

Aaron Fox

TO LET

HIGH QUALITY GROUND, FIRST & SECOND FLOOR OFFICE SUITES WITH PARKING

From approximately 127 - 203 sq.m (1,360 - 2,180 sq.ft)

**MANOR BUILDINGS
BRUNEL ROAD
NEWTON ABBOT**



Manor Buildings is a high quality purpose built 3 storey office building providing easy access to the A380 dual carriageway. The suites are on Ground & first floors and benefit from reserved car parking.

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

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SITUATION AND DESCRIPTION

The premises occupy a most prominent location fronting the main spine road into the popular Brunel Road Industrial Estate approximately 1 mile from Newton Abbot town centre and yet just half a mile from the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant. This provides excellent access for a regional manufacturer to connect with the national motorway network. This sought after estate contains a wide mix of users including City Electrical Factors, Newey and Eyre, Teignbridge District Council, Bradfords Builders Merchants, AGS Windows, Europlas, Nashua, Graham Group (Builders Merchants), Teignbridge Propellers etc.

The premises have until recently been occupied as part of the head office for AGS Windows, but are now surplus to requirements and would suit a variety of potential occupiers. 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.

ACCOMMODATION

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

Approached from the car parking area via a glazed entrance door to an inner communal reception area, with lift and stairs access

Suite 1 - First Floor - **LET** - 85 sq.m (925 sq.ft)

The suite is located on the first floor and comprises a large open plan office with good natural light plus 2 cellular offices leading off. Suspended ceiling with integral strip lighting.

Suite 2 – First Floor 127 sq.m (1,375 sq.ft)

Again located on the first floor, this suite offers 4 cellular offices off of a central corridor leading into a large open plan office at the rear with 2 small sub divided offices in each corner. Suspended ceiling with integral strip lighting.

Suite 3 – Ground Floor 160 sq.m (1726 sq.ft)

Accessed directly off of the main entrance lobby into a large open plan “L” shaped office with 2 cellular offices within. Ample windows with plenty of natural light. Suspended ceiling with integral strip lighting.

Suite 4 – Second Floor 203 sq.m (2,180 sq.ft)

Accessed from the mains stairs or lift to a second floor landing with private reception area. Leading off are 7 spacious offices all with good natural light and including a spacious meeting / training room. Also included is a private kitchen / staff room.

Available to all of the suites are communal central heating via a central system with radiators throughout the building. There are shared ladies and Gents toilets on each floor. A lift provides access to the first floor.

EXTERNALLY

The property benefits from reserved car parking spaces for each of the suites. Full details are available on request.

LEASE

A new 3 year sub lease is available on effective FRI terms by way of a service charge. The leases will be contracted outside of the landlord and tenant act.

RENT AND SERVICE CHARGE

The rents for the various suites are as follows: -

Suite 1 - **Sorry, this suite is now let.**

Suite 2 - Rent £10,664 pa - Service Charge £1,747 pa

Suite 3 - Rent £12,945 pa - Service Charge £2,192 pa

Suite 4 – Rent £16,895pa - Service Charge £3,333 pa

The above service charge will cover electricity, gas, water rates, buildings insurance and the heating, lighting and cleaning of the communal areas.

RATES

A contribution will be required towards the Business Rates for each suite where they are not separately assessed. Full details available on request.

LEGAL COSTS

A contribution of £450 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 (0392)

Aaron Fox

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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.