

# Aaron Fox

## TO LET

### HIGH QUALITY GROUND AND FIRST FLOOR OFFICE SUITES WITH PARKING

From approx 85 - 250 sq.m (925 - 2,700 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.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://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 **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 - First Floor **250 sq.m (2,700 sq.ft)**

The whole of the first floor incorporating both of the above suites plus 3 additional offices with direct access to the main corridor. Suspended ceiling with integral strip lighting.

### Suite 4 - 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.

Central heating is provided 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.

## RATES

Rateable Value: - To be assessed

## LEASE

A new 3 or 6 year sub lease is available on effective FRI terms by way of a service charge, with a rent review at the end of the 3<sup>rd</sup> year. The leases will be contracted outside of the landlord and tenant act.

## SERVICES

Mains water, drainage, gas and electricity are available.

## RENT AND SERVICE CHARGE

The rents for the various suites are as follows: -

Suite 1 - Rent £7,170 pa - Service Charge £1,174 pa

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

Suite 3 - Rent £19,500 pa - Service Charge £3,436 pa

Suite 4 - Rent £12,945 pa - Service Charge £2,192 pa

## 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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