

Aaron Fox

TO LET

A USEFUL LIGHT INDUSTRIAL UNIT IN A CENTRAL LOCATION

Approximately 84 sq m (908 sq ft)

**Unit 11 Hanbury Buildings
Bradley Lane
Newton Abbot**



A conveniently located industrial unit with a covered but open fronted entrance area and car parking in a shared car park. An ideal small workshop unit on flexible and economical terms. Also suitable for the motor trade.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL

www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises are located in a central position just off the town centre at the end of Bradley Lane, just past the new Asda Store. Approached through the site car park the unit is located at the rear of the main brick and stone built factory/mill complex, being the middle unit in a modern terrace of 3 units.

The premises occupy a convenient location in the centre of Newton Abbot and yet just 1 mile from the A380 Exeter to Torquay trunk road, joining with the M5 Motorway at Exeter, or approximately 6 miles from the A38 at Drum Bridges roundabout/ Heathfield junction. Exeter is approximately 15 miles distant with Torquay approximately 8 miles distant.

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.

The premises would suit a variety of potential users, including engineering or the motor trade.

ACCOMMODATION

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

Workshop **12.0m x 7.03m (39'4" x 23'1") max**
Accessed through the car park area to an open fronted but covered entrance area which then leads to main workshop via a roller shutter door providing vehicular access. Part glazed pedestrian door with glazed side panel adjoining to the side. Strip lighting and power points as fitted. Concrete floor.

Toilet

Low level W/C suite with wash hand basin.

EXTERNALLY

Car parking is available on the nearby shared site car park.

TENURE

Offered on a new 3 or 6 year full repairing and insuring lease at a commencing rent of £6,000 per annum exclusive which equates to (£115 per week). Incentives are available, full details on request.

LEGAL COSTS

The ingoing tenant to make a contribution of £350 plus VAT towards the landlords' legal fees, including abortive costs.

VAT

VAT is chargeable on the rent in this instance.

RATES

Rateable Value £4,500 (2005 valuation list)
Rates Payable £2,079 pa

A 50% reduction may be available under the small business relief scheme. For further details please contact Teignbridge District Council business rates department (01626 361101)

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) is available.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0393)

Aaron Fox

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