

Aaron Fox

TO LET

OPEN PLAN OFFICE / STUDIO PREMISES

Approximately 199 sq.m (2,150 sq.ft)

**UNIT 4 BRUNEL COURT
BRUNEL INDUSTRIAL ESTATE
NEWTON ABBOT**



A prominently located and well fitted office / studio premises in the heart of the much sought after Brunel Industrial Estate, providing easy access to the A380 dual carriageway linking Exeter and the M5 motorway to Torquay and Torbay.

01392 204303

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

Aaron Fox

SITUATION AND DESCRIPTION

The Business Park occupies a convenient position on this busy and much sought after Trading Estate. The Brunel Industrial Estate is only a matter of 400 yards from the Penn Inn Roundabout and the A380 dual carriageway which links with the M5 motorway at Exeter. Torquay is approximately 7 miles distant with Newton Abbot town centre half a mile away. Other established occupiers on this prestigious estate include Teignbridge District Council, Bradford's Builders Merchants, Yeo Valley Foods, AGS Windows, Europlas, Nashua, Jewsons and Teignbridge Propellers.

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 unit has recently been refurbished internally and now offers superb open plan office space with an additional storage or workshop area to the rear and ample car parking. The premises would therefore suit a variety of potential users.

ACCOMMODATION

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

Office 20.07m x 7.28m (65'10" x 23'10") max

Accessed from the front car park area via stairs and glazed door into a lobby area and then the main office. Open plan area with 3 large windows with blinds and a single cellular office. Laminate floor. Suspended ceiling with integrated strip lighting. Radiators, power and data points as fitted.



Workshop / Store 7.42m x 7.21m (24'4" x 23'8")

A useful area that would either suit storage or light assembly, or which could be converted to form additional office space. Window to the front elevation plus roof lights. Kitchen area with stainless steel sink unit and single drainer with cupboards under. Gas fired wall mounted boiler. Strip lighting. Power as fitted. Walk in storage cupboard with further storage cupboard.

Toilet

Low level W/C suite with wash basin. Window.

EXTERNALLY

The property benefits from 4 reserved car parking spaces, although additional spaces could be available if required.

LEASE

A new 6, 9 or 12 year full repairing and insuring lease is available with 3 yearly rent reviews.

RATES

Rateable Value £9,400

Rates Payable £4,249 per annum

Please contact Teignbridge District Council Rates Department for further information (01626 361101)

RENT

£12,950 per annum exclusive. VAT is not payable upon the rent in this instance.

SERVICES

Mains water, drainage, gas and electricity 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 (0395)

Aaron Fox

Email: tn@aaronfox.co.uk

Tel: 01392 204303

Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

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.