

Aaron Fox

TO LET

WORKSHOP / STORAGE UNIT

Approximately 132.29 sq.m. (1,423 sq.ft. plus mezzanine
92.33 sq.m. (993 sq.ft.)

**7 VENTURE COURT, BRADLEY LANE
NEWTON ABBOT**



A centrally located workshop / storage unit with additional mezzanine level close to the city centre with 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

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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.

ACCOMMODATION

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

	Imperial	Metric
Unit Depth	14.58m	47'10"
Unit Width	9.07m	29'7"
Ground Floor	132.29 sq.m.	1,423 sq.ft.
Mezzanine	92.33 sq.m.	993 sq.ft.
TOTAL	224.62 sq.m.	2,417 sq.ft.

The unit comprises a mid terraced property and is constructed in block with steel frame and part brick and clad elevations with the front incorporating a full height vehicle loading door together with separate pedestrian entrance. The roof is apexed with translucent panels.

Internally the present tenants have installed an L shaped mezzanine level that provides further accommodation. Externally there is a communal yard that provides ample HGV access and turning together with allocated.

LEASE

The property is currently held by way of an existing 6 year lease from 25/03/2007 (25/03/2013) with the option to terminate on the 3rd anniversary subject to giving not less than 6 months notice in writing

RATES

We have gained the following information via the valuation office web site **YOU ARE ADVISED TO CHECK**
Rateable Value £7,500
Rates Payable £3,637 per annum (x48.5p 09/10)
Please contact Teignbridge District Council Rates Department for further information (01626 361101)

RENT

£9,702 per annum exclusive.

LEGAL COSTS

Each party are to bear their own legal costs.

VAT

All figures quoted are plus VAT where chargeable

VIEWING

Via sole Agents ref Adam Parsons (07808) 473248

Aaron Fox

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