

Aaron Fox

TO LET

GROUND FLOOR OFFICE / STUDIO PREMISES WITH CAR PARKING

Approximately 153 sq.m (1,650 sq.ft)

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



A conveniently located 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 the Torbay area.

01392 204303

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

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SITUATION AND DESCRIPTION

The suite 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 offers spacious accommodation with a mix of smaller cellular offices and a large open plan office or workshop area to the rear with 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:-

Reception / Office 1 **4.54m x 4.35m 14'10" x 14'3"** max
Accessed from the front car park area via a central glazed door with glazed side panels. Radiator. Suspended ceiling with strip lighting. Doors to

Office No 2 **6.06m x 4.81m (19'10" x 15'9")** max
Suspended ceiling with integral strip lighting. Radiator. High level windows. Windows to rear office / workshop. Door to rear hallway and kitchen.



Office No 3 **11.36m x 6.64m (37'3" x 21'9")** max
Large office which is also suitable for a workshop / showroom area. High level windows to the rear. Suspended ceiling with integral lighting. Carpeted. Door to front office.

Kitchen **5.14m x 2.90m (16'10" x 9'6")** max
Range of fitted base and wall units with stainless steel sink unit inset into ample worktop. Electric over sink water heater. Space for refrigerator.

Ladies Toilet

Low level WC suite with wash hand basin

Gents Toilet

Low level WC suite with wash hand basin

EXTERNALLY

The property benefits from ample reserved car parking spaces to the front in the car park area.

LEASE

A new 6 year FRI lease is available with a rent review at the end of the 3rd year. A service charge contribution is required towards the common parts including the front car parking area / yard. Further details on request.

RATES

Rateable Value	To be reassessed
Rates Payable	To be reassessed

RENT

£8,200 per annum exclusive, plus VAT.

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 (0416)

Aaron Fox

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