

Aaron Fox

TO LET

PRODUCTION / WORKSHOP ACCOMMODATION

Approximately 1,663.39 sq.m. (17,904 sq.ft.)

**MANOR WORKS, BRUNEL INDUSTRIAL ESTATE
NEWTON ABBOT**



A prominently located industrial/workshop building with office space 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

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SITUATION AND DESCRIPTION

The property 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 comprises a substantially improved and re-roofed detached production/workshop property within its own site. The premises have a small secure yard to the side and office/welfare space to the front and would suit a variety of occupiers.

ACCOMMODATION

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



	Metric sq.m.	Imperial sq.ft.
Office areas	255.11	2,746
Canteen/welfare	127.72	1,375
Workshop	1,225.61	13,192
Store	54.95	591
TOTAL	1,663.39	17,904

The premises comprise an extended and altered block built business unit with brick elevations and plastic upvc windows. The roof has been renewed and now comprises part flat and part pitched insulated sheet steel incorporating translucent panels.

Internally the workshop area has a cleared height to 2.67m with surface mounted fluorescent lighting. The office area is carpeted and has an independent central heating system.

EXTERNALLY

A detached property set within its own site fronting Brunel Road. To the Northern side of the building there is a small enclosed yard with hardcore surface.

LEASE

The property is currently held by way of an existing 6 year lease from 8th July 2005 (terminates 8th July 2011)

RENT

The current rental is £75,000 p.a. (£4.18 p.s.f.)

RATES

We have gained the following information via the valuation office web site – **YOU ARE ADVISED TO CHECK**

Rateable Value £45,500
Rates Payable £22,113 per annum (x48.6 p 09/10)
Please contact Teignbridge District Council Rates Department for further information (01626 361101)

SERVICES

Mains water, drainage, gas and electricity are available.

LEGAL COSTS

Each party are to bear their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons (07080 473248) Ref ()

Aaron Fox

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