

# Aaron Fox

## TO LET

### WAREHOUSE AND PREMISES

Approximately 2,592.07 sq.m. (27,898 sq. ft.)

**Bradley Mill  
Bradley Lane  
Newton Abbot**



A conveniently located warehouse / workshop premises close to the centre of the town with allocated parking and an internal office section.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL

[www.aaronfox.co.uk](http://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. The unit was formally the principle part of a larger factory/mill complex. 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 comprise several interconnecting structures of varying age and condition and would suit a variety of potential users, having most recently been used as a warehouse premises. The front section provides offices on 2 levels whilst the rear provides dry storage with a construction of single skin corrugated galvanised sheet steel and some stone structures with corrugated sheet asbestos cement.

## ACCOMMODATION

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

	Metric (sq.m.)	Imperial (sq.ft.)
Ground Floor Offices	265.13	2,852
1 <sup>st</sup> Floor Offices	150.64	1,621
Warehouse	2,176.30	23,425
Unit Gross Internal Area	2,592.07	27,898

## INTERNALLY

The accommodation is principally warehouse with a 2 storey office section.

## EXTERNALLY

The entire site extends to some 1.17 acres. Car parking and HGV Loading and access is available.

## TENURE AND PRICE

The premises are available TO LET on a new flexible lease at an ingoing rental of £76,719 p.a. (£2.75 p.s.f.)

## LEGAL COSTS

Each party to bear their own legal costs.

## SERVICES

Mains water, drainage and electricity are available.

## RATES

We have gained the following information via the Valuation Office Web site, **YOU ARE ADVISED TO CHECK**

Rateable Value £40,250 p.a.

Rates payable £18,595 (x 46.2 p 08/09)

For confirmation of the rates payable please contact Teignbridge District Council Rates Department on 01626 361101.

## VAT

The rent and purchase price quoted will be plus VAT at the prevailing rate.

## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons (07808) 473248

## ENERGY PERFORMANCE CERTIFICATE

An Energy performance certificate (EPC) has been ordered

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