

# Aaron Fox

## TO LET

### MODERN LIGHT INDUSTRIAL / TRADE COUNTER UNIT WITH PARKING

Approximately 133 sq.m (1,436 sq.ft) on the ground floor  
plus first floor offices of 25.7 sq.m (296 sq.ft)

**UNIT 5 SANDYGATE BUSINESS PARK  
STRAP LANE, KINGSTEIGNTON  
NEWTON ABBOT**



The Sandygate Business Park is modern high quality development of 7 industrial / trade counter units set in a spacious site on the edge of Kingsteignton with ease of access to the A380 dual carriageway.

**01392 204303**

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## SITUATION AND DESCRIPTION

The Business Park occupies a convenient position in Strap Lane, just off its junction with Exeter Road, on the edge of Kingsteignton approximately half a mile from Newton Abbot town centre and within half a mile of the A380 dual carriageway which links with the M5 motorway at Exeter to the north and Torquay, Paignton and Torbay to the south. The premises benefit from a large paved courtyard to the front with ample parking. Other users include light manufacture and trade counter uses, with the premises suiting a variety of potential users, subject to the usual consents.

The units have been constructed to a high standard comprising a steel portal frame with lower elevations of facing bricks externally and faced blockwork internally with plastic coated profiled sheet steel cladding incorporating an insulation quilt and internal lining to upper elevations. The roof is also of plastic coated profiled sheet steel cladding, insulation quilt and internal lining and incorporates translucent roof lights. The floor is power floated concrete with the unit having a full length suspended ceiling with integrated strip lighting.

## ACCOMMODATION

Brief details of the accommodation with approximate dimensions for each unit are as follows:-

**Workshop**      **17.54m x 7.61m (57'7" x 24'11") max**  
Accessed from the paved forecourt area via either a full height roller shutter door or a part glazed pedestrian door into a reception / office area. Concrete floor. Power and lighting as fitted. Full length suspended ceiling with integrated strip lighting. Constructed within the unit is a ...

## Toilet

low level WC suite with stainless steel sink unit and drainer

## First Floor

A staircase leads to a landing area and .....

**Office No 1**      **4.41m x 4.24m (14'5" x 13'11") max**  
Suspended ceiling with integrated strip lighting. Power points as fitted. Window to front with additional glazed panel over looking the workshop area.

**Office No 2**      **3.86m x 2.30m (12'8" x 7'6") max**  
Suspended ceiling with integrated strip lighting. Glazed panel overlooking the workshop area.

## EXTERNALLY

3 reserved car parking spaces are allocated to the unit.

## LEASE

A new 6 year lease is available with a rent review and break clause at the end of the third year. The lease will be contracted outside of the security provisions of the Landlord and Tenant Act 1954 Part 11.

The Landlord will be responsible for all external repairs and decorations with the tenant therefore only responsible for the internal repairs and decoration.

## RATES

Rateable Value: -      £7,200  
Rates Payable: -      £3,499.20 pax (2009 – 2010)

## RENT

£10,250 per annum exclusive.

## SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available.

## LEGAL COSTS

A contribution of £350 plus VAT is required towards the Landlord's legal and administration costs.

## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) or Adam Parsons (07808 473248)      Ref (0439)

**Aaron Fox**

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