

# Aaron Fox

## TO LET

### LIGHT INDUSTRIAL UNIT WITH PARKING

Approximately 253 sq.m (2,727 sq.ft)

**UNIT 4, 172 - 174 EXETER ROAD  
KINGSTEIGNTON  
NEWTON ABBOT  
DEVON**



The premises are conveniently located on the edge of Kingsteignton with ease of access to Newton Abbot town centre in one direction and the A380 dual carriageway in the other which links Exeter and the M5 motorway with the Torquay and Torbay.

**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 one of 6 units occupying a convenient position in 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 concreted courtyard to the front with parking for up to 4 vehicles.

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 units offer economical space in a convenient and central location and are available on very flexible terms. The premises are currently vacant, and can therefore be offered with almost immediate occupation, and would suit a variety of potential users, subject to the usual consents

## ACCOMMODATION

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

**Workshop 18.02m x 14.06m (59'2" x 46'2") max**  
Accessed from the concreted forecourt area via either a sliding vehicular door providing good vehicular access or an inner pedestrian door. Concrete floor. Power and overhead strip lighting are as fitted.

## Shared Toilet

Located adjoining the premises this is shared with 2 occupiers and comprises a low level WC suite with wash hand basin with electric over sink water heater.

## EXTERNALLY

Up to 4 reserved car parking spaces are allocated to the unit with a concrete loading and unloading area.

## LEASE

A new 5 year lease is available with the landlord responsible for the external repairs and decorations whilst the tenant will be responsible for all internal repairs and decorations. A rent review will exist 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 lease will also incorporate throughout the term a rolling tenant only break clause requiring the tenant to provide 12 months prior written notice at any time to terminate the lease.

## RENT

A rent of £9,600 per annum exclusive is sought which equates to a figure of just £3.52 per square foot.

## RATES

Rateable Value: - £9,500.00  
Rates Payable: - £4,607.50 pa (2009 – 2010)

Please contact Teignbridge District Council for further information on the likely rates payable (01626 361101)

## LEGAL COSTS

A contribution of £300 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 (0451)

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