

# Aaron Fox

## TO LET

### HIGH QUALITY SECOND FLOOR OFFICE SUITE WITH 6 CAR PARKING SPACES

Approximately 155 sq.m (1,670 sq.ft)

**SUITE 6, ZEALLEY HOUSE  
GREENHILL WAY, KINGSTEIGNTON  
NEWTON ABBOT**



Zealley House is a high quality purpose built 3 storey office building providing easy access to the A380 dual carriageway. Suite 6 is on the second floor and benefits from 6 reserved car parking spaces. Suite 5 is also available offering the whole of the top floor totalling some 310 sq.m (3,340 sq.ft)

**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 occupy a most prominent location fronting the main spine road into Kingsteignton. This is approximately 1 mile from Newton Abbot town centre and yet just half a mile from the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant. This provides excellent access for a regional operator to connect with the national motorway network. This is a substantial 3 storey purpose built office building divided into 6 suites, all with lift access and accessed through an impressive reception area.

This sought after area contains a wide mix of retail, office and industrial users. 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 large catchment area drawing from an extensive number of small towns and villages.

## ACCOMMODATION

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

Approached from the car parking area via a glazed entrance door to an inner communal reception area, with lift and stairs access to the second floor with door to .....

### Office Suite

The suite is well fitted with internal partitioning creating 4 cellular rooms to one side of the office with a large open plan area leading off. It would be easy to add further cellular offices if required. The suite has a suspended ceiling with integrated strip lighting. The partitioning incorporates glazed panels with integrated blinds in 2 of the offices.

The offices are arranged running down one side of the building and comprise the following: -

**Office No 1**                      **3.34m x 2.96m (10'11" x 9'9") max**  
2 windows with blinds. 2 Radiators

**Office No 2**                      **5.34m x 3.35m (17'6" x 10'11") max**  
Window with blinds. Radiator

**Office No 3**                      **4.39m x 3.35m (14'5" x 10'11") max**  
2 windows. 2 radiators.

**Office No 4**                      **3.34m x 2.26m (10'11" x 7'5") max**  
3 windows with dual aspect. 3 radiators.

**Kitchen**                              **3.05m x 2.24m (10'0" x 7'4") max**  
Range of wall and base units with stainless steel sink unit and single drainer. Electric over sink water heater. Window.

Leading from the communal landing are shared ladies and gents toilets.

## EXTERNALLY

The property benefits from 6 reserved car parking spaces.

## LEASE

A new 6, 9 or 12 year lease is available on effective FRI terms by way of a service charge, with 3 yearly rent reviews.

## RATES

Rateable Value                      £14,500  
Please contact Teignbridge District Council for the current rates payable (01626 361101)

## SERVICES

Mains water, drainage, gas and electricity are available.

## RENT AND SERVICE CHARGE

The rent is £18,250 pax plus VAT. A service charge of £4,760 pa is payable for the common parts, and £515.63 for the grounds maintenance. Further details are available on request.

## ADDITIONAL SUITE

The adjoining suite is also available which could then offer a total of 310 sq.m (3,340 sq.ft) at a combined rental of £36,500 pax. Further details are available on request.

## LEGAL COSTS

A contribution of £450 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 (0458)

**Aaron Fox**

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**Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL**

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