

Aaron Fox

TO LET

A MODERN LIGHT INDUSTRIAL UNIT WITH OFFICE AND MEZZANINE STORAGE

Approximately 112 sq.m (1,200 sq.ft) with 3 car parking spaces

Unit 3 Brimley Business Park
Pottery Road
Bovey Tracey
Devon



A modern light industrial unit with large ground floor office with mezzanine storage over situated in a well established commercial area on the fringe of Bovey Tracey, and just 1.5 miles from the A380 dual carriageway linking Exeter and the M5 motorway to Plymouth and Cornwall. Torbay is also within half an hours drive making this an ideal base for covering the whole of Devon.

Lynx House, Pynes Hill, Exeter, Devon EX2 5JL
Tel: 01392 204303 www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises comprise a light industrial unit constructed in 1989 being one of a terrace of 5 units. The unit is of steel portal frame construction with cavity facing brick outer skin walls to a height of approximately 1.98m (6'6"). The upper sections and the roof are of PVC coated profile steel cladding with insulated inner lining and some translucent roof panels providing good natural daylight. Loading is via roller shutter doors (3m wide by 2.5m high). Within the workshop there is a power floated concrete floor and a minimum eaves height of approximately 3.7m. There are power points and lights as fitted. Outside there is a tarmac area for turning/loading and also reserved car parking for 3 vehicles.

The Brimley Business Park is situated just off of Pottery Road in a well established commercial area of Bovey Tracey. The unit is located just over 1.5 miles from the A38 Devon Expressway and approximately 15 miles from Exeter and the start of the M5 motorway network and 5 miles from Newton Abbot.

ACCOMMODATION

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

Workshop 10.32m x 7.19m (33'10" x 23'7") max

The unit is accessed from the forecourt area via either a pedestrian door or an up and over door providing vehicular access. The unit has a minimum eaves height of approximately 3.5m (11'6") Concrete floor. Lighting and power points as fitted. Constructed within the unit are the following



Office No 1 6.52m x 3.19m (21'4" x 10'5") max

Glazed panels to the front with glazed door onto the workshop area. Trunking as fitted for power, phone and data points. Carpeted. Strip lighting.

Office No2 2.5m x 2.17m (8'2" x 7'1") max

Window to the rear. Power points and strip lighting as fitted. Carpeted.

Office / Store 3 2.56m x 2.18m (8'4" x 7'2") max

Window to rear. Strip lighting as fitted.

1st Floor Mezzanine 8.86m x 3.29m + 3.78m x 2.21m (29'1" x 10'9" plus 12'4" x 7'3") max

Stairs from the workshop. Useful storage area with racking.

Toilet

Low level W/C suite with hand basin and electric water heater.

LEASE

A new 6 year FRI lease is available, contracted outside of the Landlord & Tenant Act, with a rent review at the end of the third year. A tenant only break clause may also be available mid term by negotiation.

RENTAL

£6,500 per annum (£125 per week). VAT is not payable on the rent on this occasion.

SERVICES

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

RATES

Rateable Value: - £4,000
Rates Payable: - £1,940.00 (2009 – 2010)

We understand that a 50% Rates refund is available under the Small Business Rate Relief scheme. Please contact Teignbridge District Council (01626 361101) for details.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the landlord's legal costs, including abortive costs.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been requested for this property, full details available on request.

AGENTS NOTE

Under the terms of the Estate Agents Act we confirm that a director of Aaron Fox has a personal interest in this property.

VIEWINGS

Strictly by prior appointment with the sole agents for the attention of Tony Noon (07831 273148) Ref (0457)

Aaron Fox

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