

Aaron Fox

TO LET

PROMINENT HIGH QUALITY SECOND FLOOR OFFICE SUITE WITH PARKING

Approximately 203 sq.m (2,180 sq.ft) plus car parking

**MANOR BUILDINGS
BRUNEL ROAD
NEWTON ABBOT**



Manor Buildings is a high quality purpose built 3 storey office building providing easy access to the A380 dual carriageway. The suite is on the second floor with reception area and reserved car parking.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises occupy a most prominent location fronting the main spine road into the popular Brunel Road Industrial Estate 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 manufacturer to connect with the national motorway network. This sought after estate contains a wide mix of users including City Electrical Factors, Newey and Eyre, Teignbridge District Council, Bradfords Builders Merchants, AGS Windows, Europlas, Nashua, Graham Group (Builders Merchants), Teignbridge Propellers etc.

The premises have until recently been occupied as part of the head office for AGS Windows, but are now surplus to requirements and would suit a variety of potential occupiers. 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.

ACCOMMODATION

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

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

Reception Area **3.39m x 3.07m (11'2" x 10'1") max**
Desk with workstation and large window.

Office 1 **5.12m x 3.27m (16'9" x 10'9") max**
2 windows; light and airy space; suspended ceiling and integral strip lights; radiator; carpet.

Meeting Room **6.50m x 4.07m (21'4" x 13'4") max**
A useful room for meetings / training. Suspended ceiling and integral strip lights; 3 windows; radiator; carpet. Door to:-

Shower Room
Large shower cubicle with mixer shower; vanity basin; toilet and bidet; tiled walls; spot lights.

Office 3 **3.27m x 3.11m (10'9" x 10'2") max**
Window; suspended ceiling and integral lighting; radiator.

Office 4 **9.64m x 8.67m (31'7" x 28'5") max**
6 windows; 3 radiators; carpet; suspended ceiling and integral strip lights. Partition in middle creating 2 separate open plan areas. Door to stairwell giving secondary access.

Office 5 **4.78m x 3.82m (15'8" x 12'6") max**
2 windows; suspended ceiling; carpet and radiator.

Office 6 **3.84m x 3.43m (12'7" x 11'3") max**
Window; radiator; suspended ceiling; carpet.

Office 7 **3.82m x 3.04m (12'6" x 9'11") max**
Window; radiator; suspended ceiling; carpet.

Kitchen **3.24m x 3.06m (10'7" x 10'0") max**
Range of base and wall units with worktop and inset stainless steel sink unit with single drainer with electric water heater over. Tiled splash back. Under worktop space from fridge. Window.

EXTERNALLY

2 car parking spaces will be reserved for this suite. An additional space is available by separate negotiation.

CONFERENCE ROOM

Shared use of a conference room with seating for up to 25 people with separate kitchen facilities is available.

FILE STORAGE SPACE

Storage areas for dead file storage are available by negotiation.

LEASE AND RENT

A new 3 year effective full repairing and insuring sub lease is available, contracted outside of the Landlord and Tenant Act, at a rental of £16,895 pax (£7.75 per sq.ft)

SERVICE CHARGE

An annual service charge will apply to cover the electricity, gas, water rates, buildings insurance and cleaning and lighting of the communal areas. This is calculated at £833.25 per quarter.

RATES

Rateable Value: - £16,000 – (2010 valuation list)
For rates payable please contact Teignbridge District Council Business Rates department (01626 361101)

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 (0492)

Aaron Fox

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