

Aaron Fox

TO LET

MODERN CENTRALLY LOCATED BUSINESS UNIT WITH CAR PARKING

Approximately 101 sq.m (1,086 sq.ft)

**UNIT 2 SALISBURY HOUSE
SALISBURY ROAD
NEWTON ABBOT**



A unique development of just 6 conveniently located 2 storey Business Units in the centre of Newton Abbot, just off of The Avenue, offering flexible space ideally suited to Light Manufacture / office / trade counter users. Easy access is offered to the town centre and the A380 dual carriageway linking Exeter and the M5 motorway to Torquay and Torbay plus the A38 dual carriageway to Plymouth.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
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SITUATION AND DESCRIPTION

The premises comprise a block of 6 units constructed in the 1980's in a prominent and convenient location in Salisbury Road, just off of The Avenue in the centre of the town, being the spine road linking Torquay and the A380 dual carriageway to Exeter with Heathfield and the A38 dual carriageway to Plymouth. Newton Abbot town centre is within easy walking distance with the Pen Inn roundabout approximately 1 mile away providing access to the A380 dual carriageway which links with the M5 motorway at Exeter to the north and Torquay, Paignton and Torbay to the south. Adjoining occupiers include light manufacture and trade counter users plus an Audi and VW Dealership, ATS Tyre and Exhaust centre and Enterprise Car Hire.

The units have been constructed to a good standard comprising a steel portal frame with brick elevations under a double pitched, corrugated metal profile clad roof incorporating translucent roof lights. The North elevations of the units incorporate full height timber framed glazed sections that include pedestrian access doors into each of the units. Further windows are positioned on both the front and rear elevations at first floor level. Vehicular access is to the rear with electric roller shutter doors with internal glazed up and over doors. The ground floor is power floated concrete. The unit benefits from 2 reserved car parking spaces allocated to it in the rear courtyard area.

ACCOMMODATION

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

Workshop 9.14m x 4.91m (30'0" x 16'1") max

Accessed from either the front via a pedestrian door within the glazed frontage or from the rear via an electric roller shutter door with inner glazed up and over door giving vehicular access. Fitted workbench with inset stainless steel sink unit. Strip lighting and power points as fitted.

Toilet

Low level WC with wash basin and electric water heater.

First Floor 9.14m x 4.90m (30'0" x 16'1") max

Currently divided into 2 areas with a store area and rear office. Windows to the rear overlook the rear courtyard providing good natural light. Translucent roof lights. Strip lighting and power points as fitted.



Toilet

Low level WC suite with wash hand basin and electric over sink water heater.

EXTERNALLY

The unit has 2 reserved car parking spaces.

LEASE AND RENT

A new 6 year FRI lease is available, contracted outside of the landlord and tenant act, with a rent review at the end of the third year. The rent is £7,750 pax.

SERVICES

Mains water, drainage, gas and electricity are available.

RATES

Rateable Value: - £8,600 (2010 Valuation list)
Please contact Teignbridge District Council for the Business Rates payable figure. (01626 361101)

LEGAL COSTS

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

VIEWING

Strictly by prior appointment only with the agent, for the attention of Tony Noon (07831 273148) Ref (0501)

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