

# Aaron Fox

## TO LET

### WAREHOUSE/WORKSHOP UNIT

Approximately 95.69 sq.m. (1,030 sq ft)

**Unit 1 NAM House  
Bradley Lane  
Newton Abbot  
TQ12 1JT**



Reference 0509

**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 located in a central position just off the town centre on Bradley Lane, just past the new Asda Store. The unit was formally a larger workshop/warehouse that has been subsequently sub divided to provide space for 6 occupiers. The premises occupy a convenient location in the centre of Newton Abbot and yet just 1 mile from the A380 Exeter to Torquay trunk road, joining with the M5 Motorway at Exeter, or approximately 6 miles from the A38 at Drum Bridges roundabout/ Heathfield junction. Exeter is approximately 15 miles distant with Torquay approximately 8 miles distant.

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:-

	Metric	Imperial
Unit Depth Average	13.71m	45"
Unit Width	6.98m	22'11"
Total	95.69 sq.m.	1,030 sq.ft.

Internally the accommodation comprises a workshop with separate W/C. The unit is constructed of block under a pitched fibre cement asbestos roof incorporating translucent sheets. The elevations are part clad and rendered incorporating a full height loading door within the front together with separate pedestrian access. Car parking is available alongside the unit which is also surrounded galvanised palisade steel fencing.

## RENT & LEASE

The premises are available to let on a new 3, 6 or 9 year lease with an ingoing rental of £6,000 p.a. (£5.82 p.s.f.).

## SERVICES

Mains water, drainage, gas and electricity available.

## RATES

We have gained the following information via the Valuation Office Web site **YOU ARE ADVISED TO CHECK**

Rateable Value

Rates Payable

A separate rateable assessment has yet to be made

## LEGAL COSTS

Each party are to bear their own legal costs.

## VAT

The rent price quoted will be plus VAT at the prevailing rate.

## EPC

An EPC for this building is available upon request

## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons (07808 473248) Ref (0509)

# Aaron Fox

Email: [adamparsons@aaronfox.co.uk](mailto:adamparsons@aaronfox.co.uk)

Tel: 01392 204303



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