

Aaron Fox

FOR SALE

MODERN INDUSTRIAL INVESTMENT

Approximately 189.58 sq.m (2,040 sq.ft)

**UNITS 6 & 7 MILLWOOD BUSINESS PARK
COLLETT WAY, BRUNEL INDUSTRIAL ESTATE
NEWTON ABBOT
DEVON**



The Millwood Business Park is a development of 9 high quality industrial / warehouse / trade counter units on the much sought after Brunel Industrial Estate, providing easy access to the A380 dual carriageway linking Exeter and the M5 motorway to Torquay and the South Hams.

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SITUATION AND DESCRIPTION

The Business Park occupies a convenient position on this busy and much sought after Trading Estate. The Brunel Industrial Estate is only a matter of 400 yards from the Penn Inn Roundabout and the A380 dual carriageway which links with the M5 motorway at Exeter. Torquay is approximately 7 miles distant with Newton Abbot town centre half a mile away. Other established occupiers on this prestigious estate include Teignbridge District Council, Bradford's Builders Merchants, Yeo Valley Foods, AGS Windows, Europlas, Nashua, and Jewsons Builders Merchants.

The units have been constructed to a high standard comprising a steel portal frame with lower elevations of facing bricks to 2.2m externally and faced blockwork internally to the same height, with plastic coated profiled sheet steel cladding incorporating an insulation quilt and internal lining to upper elevations. The roof is also of plastic coated profiled sheet steel cladding, insulation quilt and internal lining and incorporates translucent roof lights. The floor is power floated concrete with the ability to support a mezzanine floor (subject to correct installation).

Units 6 and 7 were originally let to Rexel Senate Limited and traded as Denmans Electrical Wholesale Limited for a 10 year term expiring in June 2011. However, a sub lease has been granted to Garage Door Services Limited who also occupy the adjoining unit. Our clients were the original developers of the Business Park and now wish to sell these 2 units plus 2 other units they have retained. This represents an unusual opportunity to acquire a modern industrial investment on the premier trading estate in Newton Abbot, with the ability to either re-let or occupy the premises from June 2011.

ACCOMMODATION

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

Unit 6 **14.45m x 6.56m (47'5" x 21'6") max**
This unit was the trade counter for Denmans and is therefore currently fitted out as such with a glazed screen behind the roller shutter door with suspended ceiling and integrated strip lighting. To the rear is a further showroom or office area. Double door access to

Unit 7 **14.45m x 6.56m (47'5" x 21'6") max**
Either glazed pedestrian door or a roller shutter door providing vehicular access. This unit has a Mezzanine floor which was installed by the tenant incorporating a small office to the front. This offers additional accommodation of approximately 12.11m x 6.56m (39'9" x 21'6") plus a further area of 2.64m x 2.43m (8'8" x 9'11") and is accessed from a metal staircase at the rear.

Toilet

Disabled toilet with low level WC suite and wash hand basin with over sink electric water heater.

EXTERNALLY

The property benefits from 6 reserved car parking spaces.

TENANCY

The premises are let on a 10 year lease from the 13th July 2001 (Expires 13/06/2016) initially to Rexel Senate Limited with a subsequent sub lease granted to Garage Door Services who also occupy the adjoining unit. The current passing rent is £15,000 per annum exclusive plus VAT. The landlord is responsible for the external repairs and decorations with the tenants responsible for the internal repairs and decorations.

PRICE AND TENURE

Offers are sought in the region of £220,000 plus VAT for the remainder of a 999 year lease from July 2001 of this modern light industrial unit, subject to and with the benefit of the tenancy above, although offering the opportunity for vacant possession for an owner occupier within 12 months.

RATES

Rateable Value To be assessed

Please contact Teignbridge District Council for further information on the likely rates payable (01626 361101)

SERVICES

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

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0512)

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