

Aaron Fox

TO LET

A MODERN LIGHT INDUSTRIAL UNIT

Approximately 74 sq.m (800 sq.ft) with 3 car parking spaces

Unit 1 Brimley Business Park
Pottery Road
Bovey Tracey
Devon



A modern light industrial unit situated in a well established commercial area on the fringe of Bovey Tracey, and just 1.5 miles from the A38 dual carriageway linking Exeter and the M5 motorway to Plymouth and Cornwall. Torbay is also within half an hours drive.

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 a new up and over door (3m wide by 2.5m high) and the unit has an office and WC constructed to the rear. 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. These ease of communications make the premises ideal for a business wishing to easily reach to whole of the Devon area.

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 which is 10' high x 8' wide. The unit has a minimum eaves height of approximately 3.5m (11'6") with the ability for a part mezzanine floor if required. Concrete floor. Lighting and power points as fitted. Constructed within the unit are the following: -

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

Window to the rear. Power points and strip lighting as fitted. Glazed panel overlooking the workshop area.

Toilet

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

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 is also available by negotiation at the end of the third year, providing 6 months written notice.

RENTAL

£5,600 per annum (£108 per week)

VAT

VAT is not payable on the rent on this occasion.

PLANNING

We have been verbally advised that the unit enjoys a Class B1 and B8 use for light industrial and warehouse uses.

RATES

Rateable Value: - £4,650.00
Rates Payable: - £1,925.10 (2010 – 2011)

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

SERVICES

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

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 (0533)

Aaron Fox

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