

TO LET

GROUND FLOOR OFFICE SPACE IN THIS SUBSTANTIAL AND PURPOSE BUILT HEAD QUARTERS OFFICE BUILDING ON BRUNEL ROAD, WITH AMPLE PARKING

2 Suites of approx. 237 sq.m or 430 sq.m (2,556 sq.ft or 4,632 sq.ft) which can be combined to offer 667 sq.m (7,179 sq.ft) with up to 40 car parking spaces

**GROUND FLOOR, FORDE HOUSE, BRUNEL ROAD,
NEWTON ABBOT, DEVON, TQ12 4XX**



An opportunity to acquire a new lease of these 2 recently refurbished Ground Floor Office suites in the Teignbridge Council Head quarters building on the popular and conveniently located Brunel Road Business Park, just off the A380 dual carriageway. The 2 suites are available on a new lease and can be combined if required, and have up to 40 Car Parking spaces available in the shared car park.

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SITUATION AND DESCRIPTION

Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 125,000 extending to some 300,000 within 12½ 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. This is significantly enhanced in the summer by visitors from the nearby coastal towns of Teignmouth, Torquay and Torbay plus the Dartmoor National Park.

Communications are excellent via A380 dual carriageway linking Exeter and the M5 motorway and on into Torquay and Torbay. Exeter is approximately 16 miles distant with Torbay some 10 miles distant. The premises are located on the popular Brunel Road Business Park with easy access to the town, the mainline railway station, and the major trunk roads. Ample parking is available on site.

ACCOMMODATION

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

Office Suite No 1 17.72m x 14.51m (58'2" x 47'7") max

Light and airy space with windows to 3 elevations. Accessed from the shared reception area, or a private entrance from the front courtyard area. Suspended ceiling with integrated LED lighting. Carpeted. Perimeter trunking with power and data. Ceiling mounted HVAC units. Secondary glazing with integrated blinds.



Office/ Meeting Room 4.88m x 2.90 (16'0" x 9'6") max
Glazed wall to main office. Suspended ceiling with integrated LED lighting. HVAC unit. Trunking to 2 walls. Window. Carpeted.

Office 5.79m x 2.87m (18'11" x 9'5") max
Window. Carpeted. Suspended ceiling with LED lighting.

Kitchen Area 2.57m x 2.02m (8'5" x 6'7") max
Wall and base units with worktop and inset stainless steel 1 ½ bowl sink with single drainer. Space for fridge under. Hot water boiler.



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Toilet

3 WC cubicles with 2 wash hand basins. Vinyl flooring. LED lighting. Radiator.

To the rear of the inner corridor is

Office Suite No 2 **23.09m x 14.84m (75'9" x 48'8") max**

Windows to 2 elevations. Suspended ceiling with integrated LED lighting. Trunking to 2 walls for power and data. Carpeted. Double entrance doors from internal corridor leading off the shared reception area. Windows to inner courtyard. Leading off is a



Meeting Office **3.03m x 2.88m (9'11" x 9'5") max**

Window. Trunking to 2 walls. HVAC unit. LED lighting integrated into suspended ceiling. Glazed screen to main office.

Rear Area **14.94m x 6.42m plus 6.42m x 2.81m (49'0" x 21'1" plus 21'1" x 9'3") max**

Windows to the front and rear elevations. Suspended ceiling with integrated LED lighting. Carpeted. Trunking to 2 walls with power and data. Some floor boxes. Door to

Office **3.42m x 2.90m (11'3" x 9'6") max**

Dual aspect. Trunking to 2 walls. HVAC unit. Suspended ceiling with integrated LED lighting.

Double doors from rear area to inner corridor with doors to ...

Office **2.89m x 2.89m (9'6" x 9'6") max**

Window. Trunking to 1 wall. Suspended ceiling with integrated LED lighting. HVAC unit.

Kitchen Area **2.16m x 1.68m (7'1" x 5'6") max**

Fitted with wall and base units plus shelving. Worktop with inset 1 ½ bowl stainless steel sink with single drainer. Space for fridge under. Hot water heater. Power and light as fitted.



Toilet

2 WC cubicles plus 2 wash hand basins with 3 urinals. LED lighting. Vinyl flooring.

EXTERNALLY

Forde House has an extensive car park, with 15 spaces being available to Suite 1, and 25 spaces to Suite 2. These are not specifically allocated spaces, but are available to the suite on a first come first served basis.

LEASE

The suites are available by way of a new 5 or 10 year effective FRI lease by way of service charge with a mid-term upwards only rent review and a tenant only break clause for a 10 year term. The lease will be contracted outside of the Landlord and Tenant Act. The Landlords will require a 3 months' rent deposit to be retained for the duration of the term.

RATES

Rateable Value: - Suite 1 - To be assessed
Suite 2 - To be assessed

For further information, please contact the Teignbridge District Council Business Rates Department on (01626 361101).

RENT

A rent of £27,950 pa is sought for Suite 1 (237 sq.m – 2,556 sq.ft) and a rent of £41,750 pa for Suite 2 (430 sq.m – 4,362 sq.ft). A rent for the combined suite is available on request.

SERVICE CHARGE

The suites are not currently sub metered for electricity etc, and therefore a service charge will be payable to cover the cost of services used including the lighting, heating and cleaning of the common areas. Full details of the service charge are available on request. A contribution will also be required towards the buildings insurance premium.

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COMMERCIAL EPC

A Commercial Energy Performance Certificate has been obtained for this property, a summary of which is shown opposite. The full version is available to download from our web site. The rating is: B 28

LEGAL COSTS

The landlords will require a contribution of £1,000 plus VAT towards their legal and administrative costs in setting up a new lease for the above property.

SERVICES

Mains water, drainage, gas and electricity are available to the building. We understand high speed Broadband is also available.

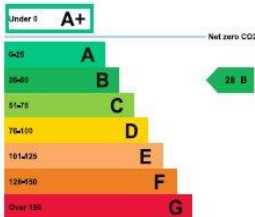
VAT

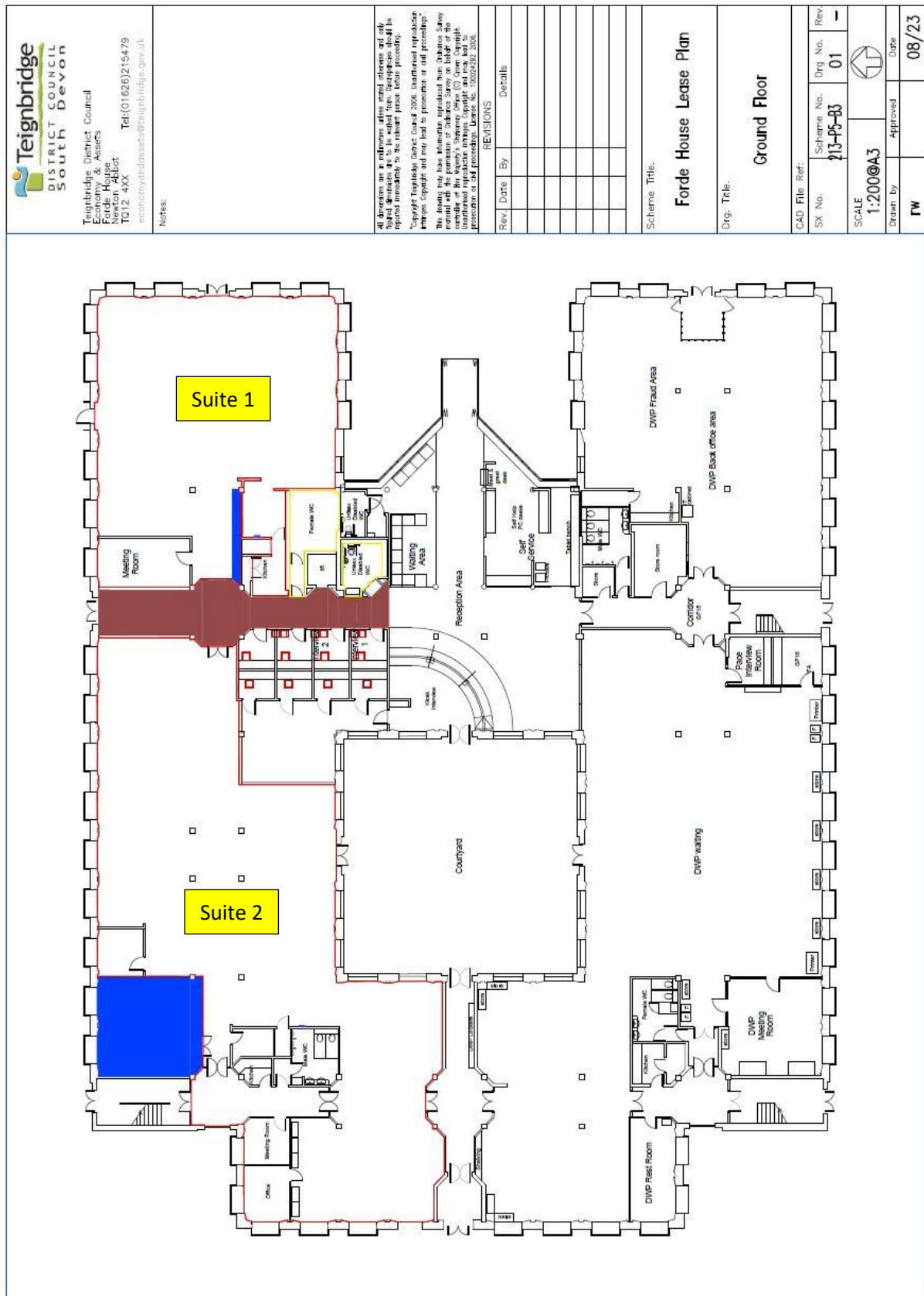
We understand that VAT is payable on the rent on this occasion.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0772)



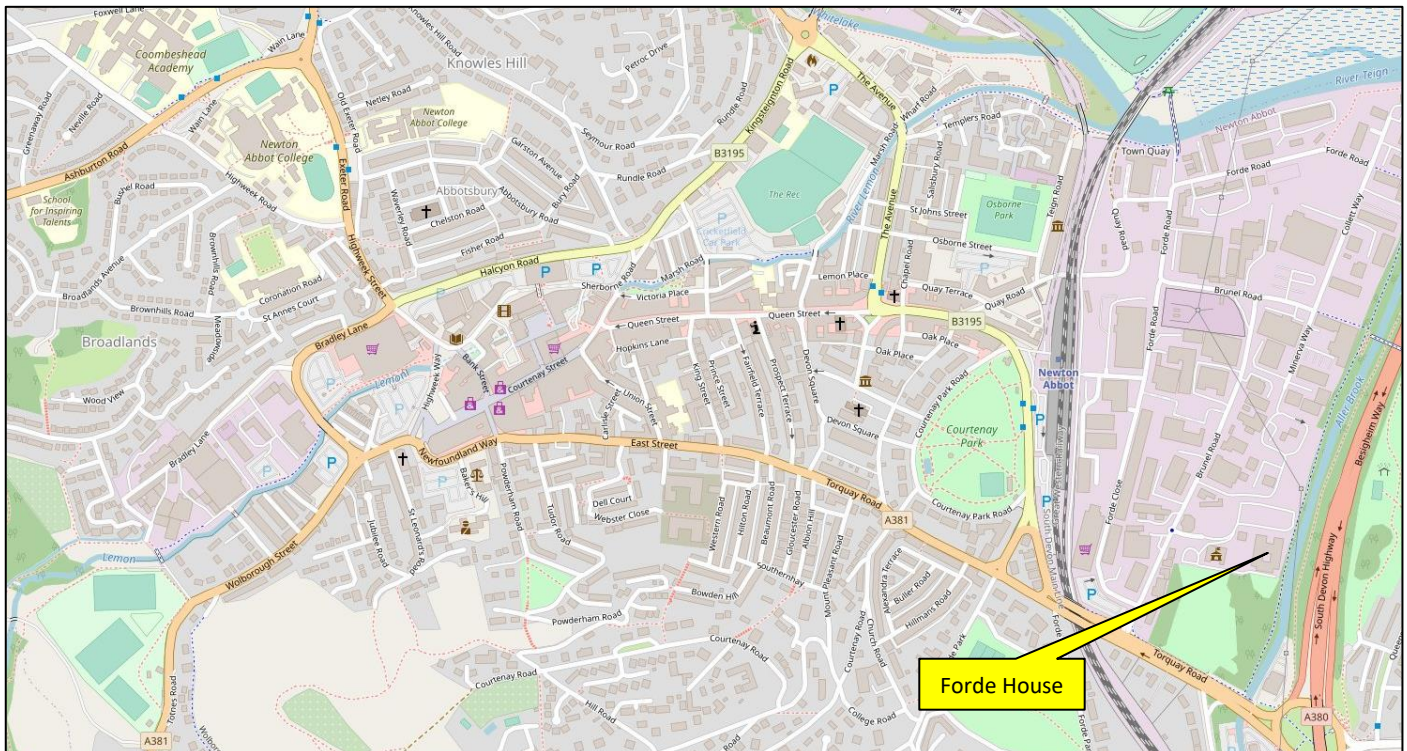
Energy performance certificate (EPC)		
Ground Floor (West) Lettable Areas Ford House Brunel Road NEWTON ABBOT TQ12 4XX	Energy rating B	Valid until: 15 December 2033 Certificate number: 2678-5246-4204-0338-5153
Property type	Offices and Workshop Businesses	
Total floor area	735 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is B.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
		



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.