

TO LET

INDUSTRIAL UNIT WITH RANGE OF OFFICES PLUS LARGE YARD AND PARKING AREA TO THE FRONT ON A POPULAR NEWTON ABBOT INDUSTRIAL ESTATE

Workshop of Approx. 760 sq.m (8, 180sq.ft) plus Offices of 84 sq.m (904 sq.ft) so
totalling some 844 sq.m (9,085 sq.ft) with large Yard and parking area

**UNITS B & C STERLING HOUSE, DECOY INDUSTRIAL ESTATE,
NEWTON ABBOT, DEVON, TQ12 5ND**



This is a substantial Unit on the popular Decoy Industrial estate comprising 2 Industrial / Warehouse units with a range of 6 Offices to one side, and with the benefit of a large Yard / parking area at the front. To the side is a further fenced and gated yard ideally suited to Skip or Material storage. The Decoy Industrial Estate provides easy access to the A380 dual carriageway linking Exeter to Torquay and Torbay.

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SITUATION AND DESCRIPTION

The premises occupy a most convenient position on this popular and sought after trading estate approximately 1 mile to the West of Newton Abbot town centre and yet just 1 mile from the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant. This provides excellent access for a regional business to connect with the national motorway network. The premises would suit a variety of potential users, particularly where outside storage was important for car parking, material or product storage or for the parking of plant or vehicles on the Yard area to the front of the Unit.

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. Its ease of communication to all the major settlements in the County makes it a popular business destination.

ACCOMMODATION

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

Workshop B

24.91m x 15.11m (81'9" x 49'7") max

Accessed from the front via a wide roller shutter door with a pedestrian door to the side. Concrete floor. Overhead strip lighting. Power as fitted. Translucent roof lights.



To the rear of the unit is a

Kitchen

Range of wall and base units with worktop and inset 1 ½ bowl stainless steel sink unit with a single drainer. Space for fridge.

Toilet

WC suite with wash hand basin.

Works Office

4.66m x 4.65m (15'3" x 15'3") max

Door from the front courtyard and door to workshop. LED lighting. Power and data as fitted.



Workshop C

30.06m x 12.76m (98'8" x 41'10") max

Concrete floor. Overhead LED and strip lighting. Power as fitted. Wide roller shutter door to front courtyard (3.99m wide x 3.43m high)



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To the rear of the unit is a

Kitchen

Range of wall and base units with worktop and inset 1 ½ bowl stainless steel sink unit with a single drainer. Space for fridge.

Toilet

WC suite with wash hand basin.

Approached from the front car parking area, with a separate glazed entrance door leads to:-

THE OFFICES

Reception

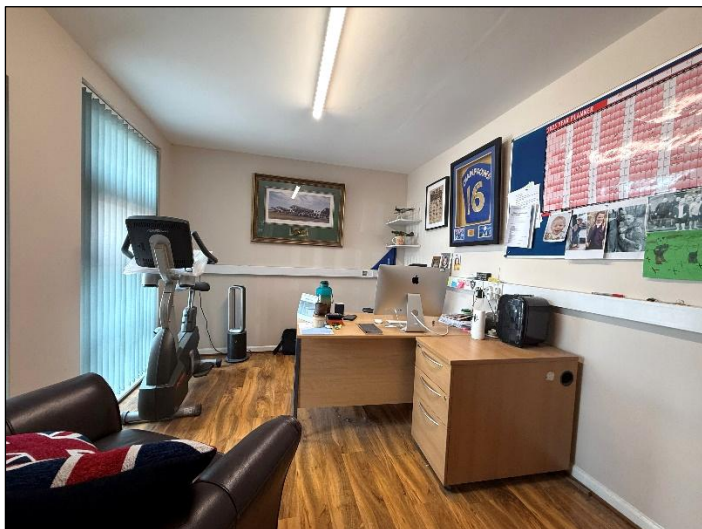
5.35m x 2.29m (17'7" x 7'6") max

Suspended ceiling with strip lighting. Door to inner courtyard with reception hatch. Door to ...

Office No 1

4.09m x 2.91m (13'5" x 9'6") max

Windows to front. Laminate floor. Dado trunking for power and data. LED lighting. Interconnecting to ...



Office No 2

4.09m x 2.97m (13'5" x 9'3") max

Window to side. Laminate floor. LED lighting. Dado trunking with power and data.

Office No 3

4.08m x 2.83m (13'4" x 9'3") max

Window to side. Laminate floor. LED lighting. Dado trunking with power and data. Door to inner corridor



Office No 4

4.12m x 3.19m (13'6" x 10'6") max

Window to side. Laminate floor. LED lighting. Dado trunking with power and data. Door to inner corridor.

Inner Corridor

Doors to Offices and access to further corridor and ...

Office No 5

4.09m x 2.60m (13'5" x 8'6") max

Laminate floor. Window to side. LED lighting. Dado trunking with power and data. Door to inner corridor.

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Office No 6

4.08m x 2.98m (13'4" x 9'9") max

Window to side. Laminate floor. LED lighting. Dado trunking with power and data. Door to inner corridor.

Gents Toilet

2 WC cubicles with 2 Urinals and 2 wash hand basins.

Ladies Toilet

2 WC cubicles with 2 wash hand basins

Shared Kitchen

Range of wall and base units with worktop and inset 1 ½ bowl stainless steel sink unit and single drainer. Space for fridge.

EXTERNALLY

The property benefits from a large concreted Yard and parking area to the front with parking for up to 25 – 30 car parking spaces. To the rear is a gate leading to

Side Yard

A useful sized secure and fenced yard with double gates off the car parking area making this ideal for material / skip storage.

RENT AND LEASE

A new 6 or 10 year FRI lease is available at a rent of £83,500 pax plus VAT, with an upwards only rent review at the mid-way point plus if required a tenant only break clause with 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is shown below, a full version can be downloaded from the web site. The rating is:

RATES

Rateable Value: - £48,000 (2023 Valuation List)

Please contact the Business rates department at Teignbridge District Council (01626 361101) for the rates payable.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful tenant will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed.

SERVICES

Mains electricity (including 3 phase), water and drainage are available to the premises.

LEGAL COSTS

A contribution of £495 plus VAT is required towards the landlord's legal and administration costs in setting up the lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0871)



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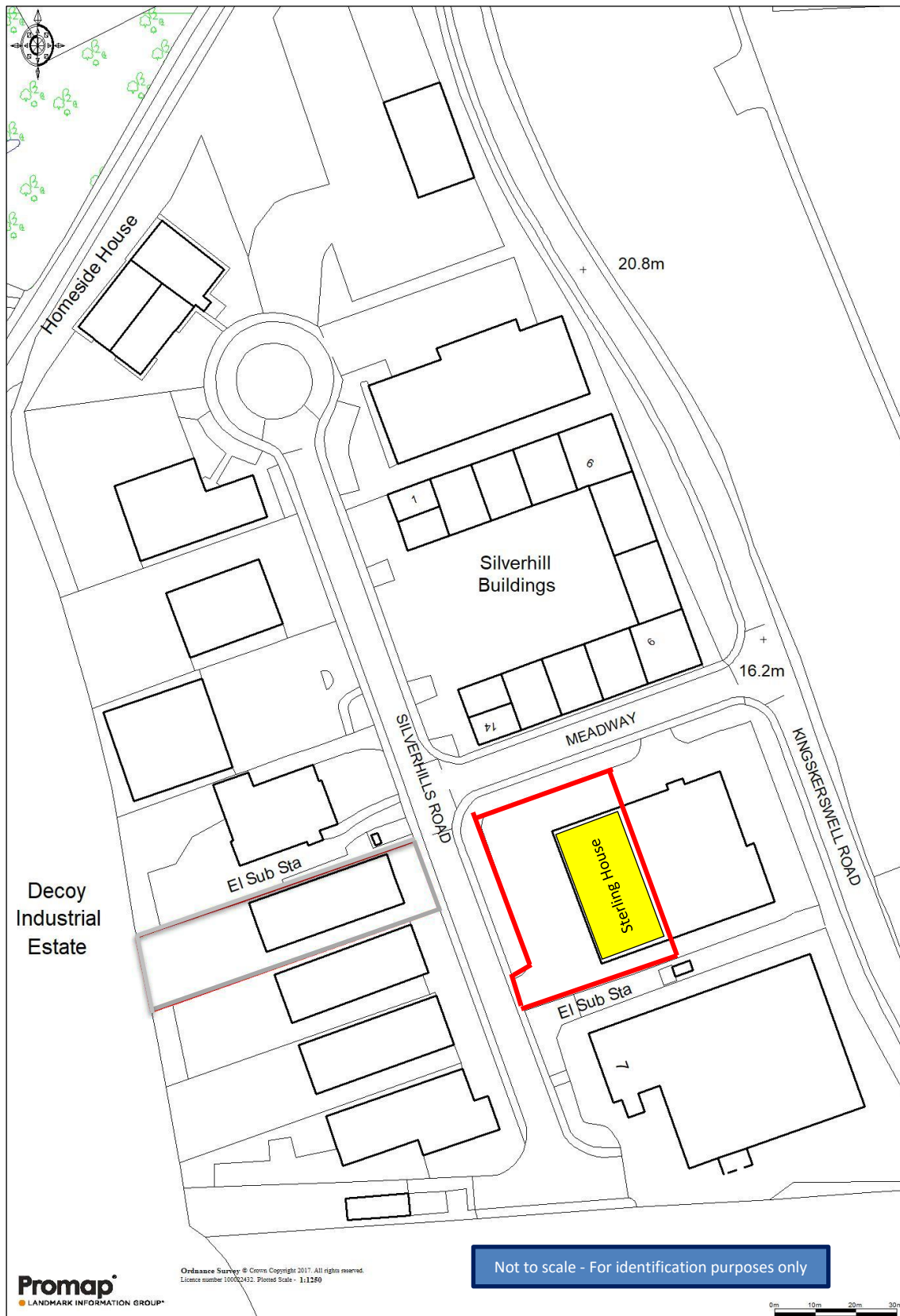
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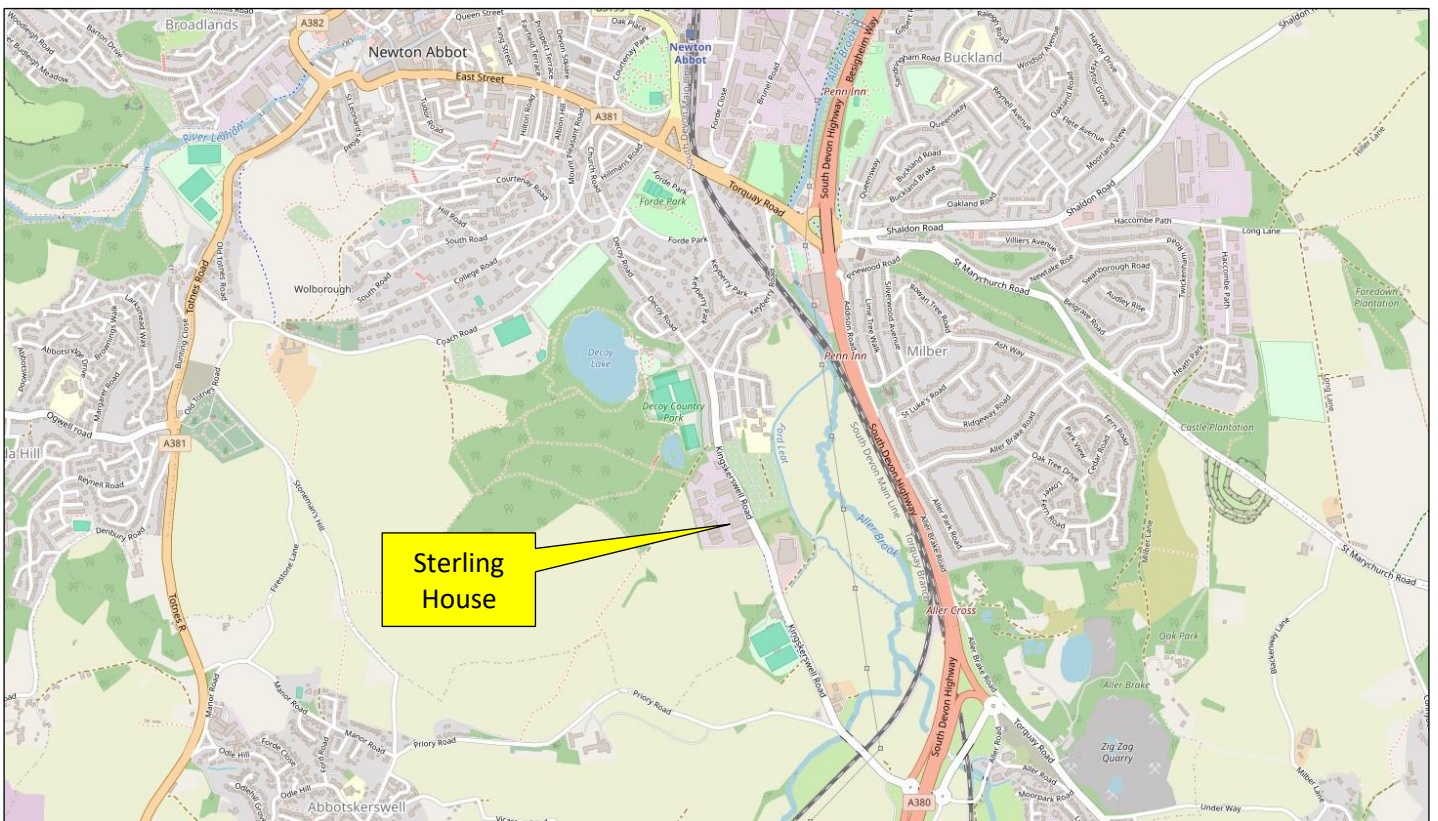
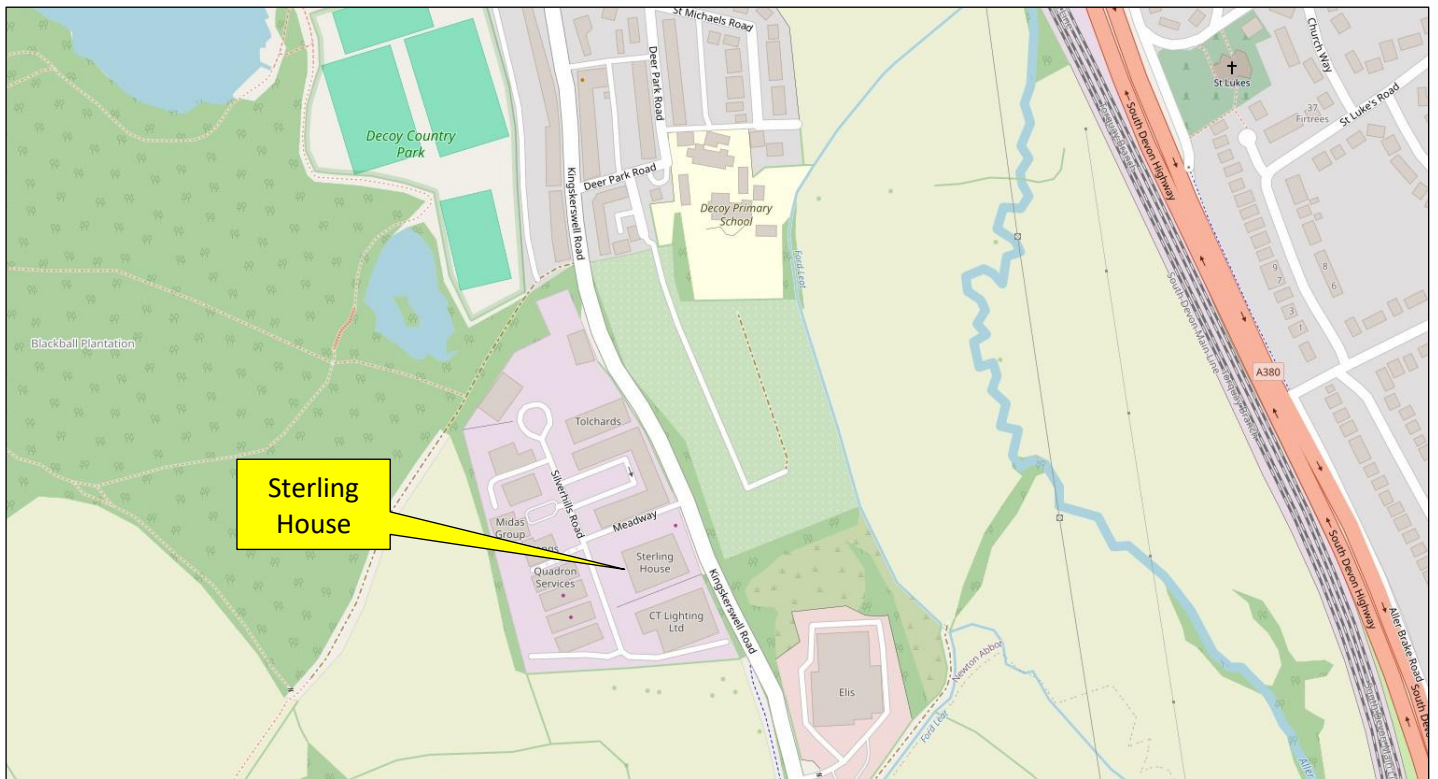
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.