

TO LET

LIGHT INDUSTRIAL / TRADE COUNTER/ STORAGE UNIT IN CONVENIENT AND SOUGHT-AFTER LOCATION

Approx. 75 sq.m (805 sq.ft) with Office and 3 reserved Car Parking spaces

**UNIT 2 BRIMLEY BUSINESS PARK, POTTERY ROAD,
BOVEY TRACEY, DEVON, TQ13 9YF**



Unit No 2 comprises a mid-terraced Trade Counter or Industrial / Warehouse unit, with ample parking in a very convenient and sought after location off of Pottery Road on the edge of Bovey Tracey just 2 miles from the A38 dual carriageway and a mile from the Town centre. The premises would be suitable for a variety of potential uses including businesses in the property industry to compliment the adjoining occupiers who are plumbers, electricians, flooring contractors and general builders, but also including Internet Fulfilment, Trade Counter or Showroom users. There is a restriction against the motor trade.

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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 situated just off of Pottery Road in a well-established commercial area of Bovey Tracey. 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 an up and over door (3m wide by 2.5m high). Within the workshop there is a power floated concrete floor and a minimum eaves height of approximately 3.7m.

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. Other local business centres are at Newton Abbot which is 5 miles distant, Torquay 12 miles, Exeter 15 miles and Plymouth 30 miles. The unit would suit a variety of different users, subject to the usual consents, including industrial, light manufacture, warehousing, Internet fulfilment, showroom or as a trade counter.

ACCOMMODATION

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

Workshop

10.34m x 7.21m (33'11" x 23'8") max

The unit is accessed from the forecourt area via either a pedestrian door or an up and over door providing vehicular access. The unit has a minimum eaves height of approximately 3.5m (11'6"). Concrete floor. Lighting and power points as fitted.



Office

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

Located to the rear of the unit. Window to the rear. Power and strip lighting as fitted. Carpeted. A lobby gives access to the rear fire escape and with a door to a

Toilet

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

EXTERNALLY

To the front is a courtyard area with 3 reserved parking spaces allocated to this unit

SERVICES

All mains services are available (including 3 phase electricity).

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the third year. A midterm break clause can also be incorporated at the end of the third year if required. The lease will be contracted outside the Landlord and Tenant Act.

RENT

£8,260 pax for this useful sized unit in a popular and sought-after location. A service charge is payable for landscaping and shared services of £110 per quarter. VAT is not payable on the rent on this occasion.

RATES

Rateable Value: - £8,100 (2026 Valuation List)

We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council (01626 361101)

LEGAL COSTS

A contribution of £450 plus VAT is required towards the Landlord's legal costs, including abortive costs.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained, a copy will be available to download from the web site. The rating is: D 94

AGENTS NOTE

Under the terms of the Estate Agents Act we confirm a director of Noon Roberts has a personal interest in this property.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0346)



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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.