



To let

Unit 19, Swift Industrial Estate, Kingsteignton,
Newton Abbot, Devon, TQ12 3SH

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Light industrial/office/trade counter unit

Located on popular trade park

Gross Internal Area 1,034 sq.ft (96.06 sq.m)

Available by way of new lease, terms to be agreed

To let: £10,000 per annum

Location

Kingsteignton, together with the adjacent market town of Newton Abbot, is located approximately 16 miles south of Exeter via the A380 dual carriageway, some 33 miles east of Plymouth and 7 miles north of Torquay.

The A380 trunk road gives access north via the A38 to Exeter and Junction 31 of the M5 Motorway (approximately 12 miles away) and south to Torquay and Paignton. The A38 Devon Expressway (from Exeter to Plymouth) passes some 4 miles to the north east of the estate giving an alternative route north to Exeter as well as south into Cornwall.

Newton Abbot has regular rail services to Exeter, Plymouth and London with connections from these stations to London Paddington and London Waterloo. Exeter International Airport is situated some 20 miles to the north.

Swift Park is situated approximately 1 mile to the north of Newton Abbot town centre at the northern end of the A383 Greenhill Way which links to the A380. The estate benefits from a very prominent position and is also situated close to Newton Abbot Racecourse, Tesco Superstore, Newton Road Retail Park, Kingsteignton Retail Park and Homebase.

The surrounding area comprises a mix of predominantly trade counter and retail warehouse units. These include national retailers such as Halfords, Costa, Matalan, Booker, Seat, Jewson and Lidl. In addition, Kingsteignton Retail Park has attracted Next, Boots, Hobbycraft and Pets at Home.

Description

The estate comprises a well-designed development of 20 industrial/warehouse, industrial and trade counter/quasi retail units within three terraces.

Features include:

Front allocated car parking spaces.
Concrete surfaced access road.
Minimum eaves height approximately 15' (4.6m).
Front roller shutter door 10'6" x 12'5" high (3.2m x 3.79m).

Currently fitted out as storage with mezzanine the unit is well presented and would suit businesses looking for flexible accommodation in a prominent location.

Accommodation

Please see below a brief summary of the accommodation:

Warehouse: 12.30m x 5.75m

Mezz: 5.74m x 4.42m

Total: 1,034 sq.ft (96.06 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£10,000 pa ex.** Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D

Business Rates

Ratable Value 2023 List: £10,000
Rates Payable: £4,320

100% Small Business Rates Relief will be available to qualifying companies in respect of this unit. For further information please contact local billing authority Teignbridge Council.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

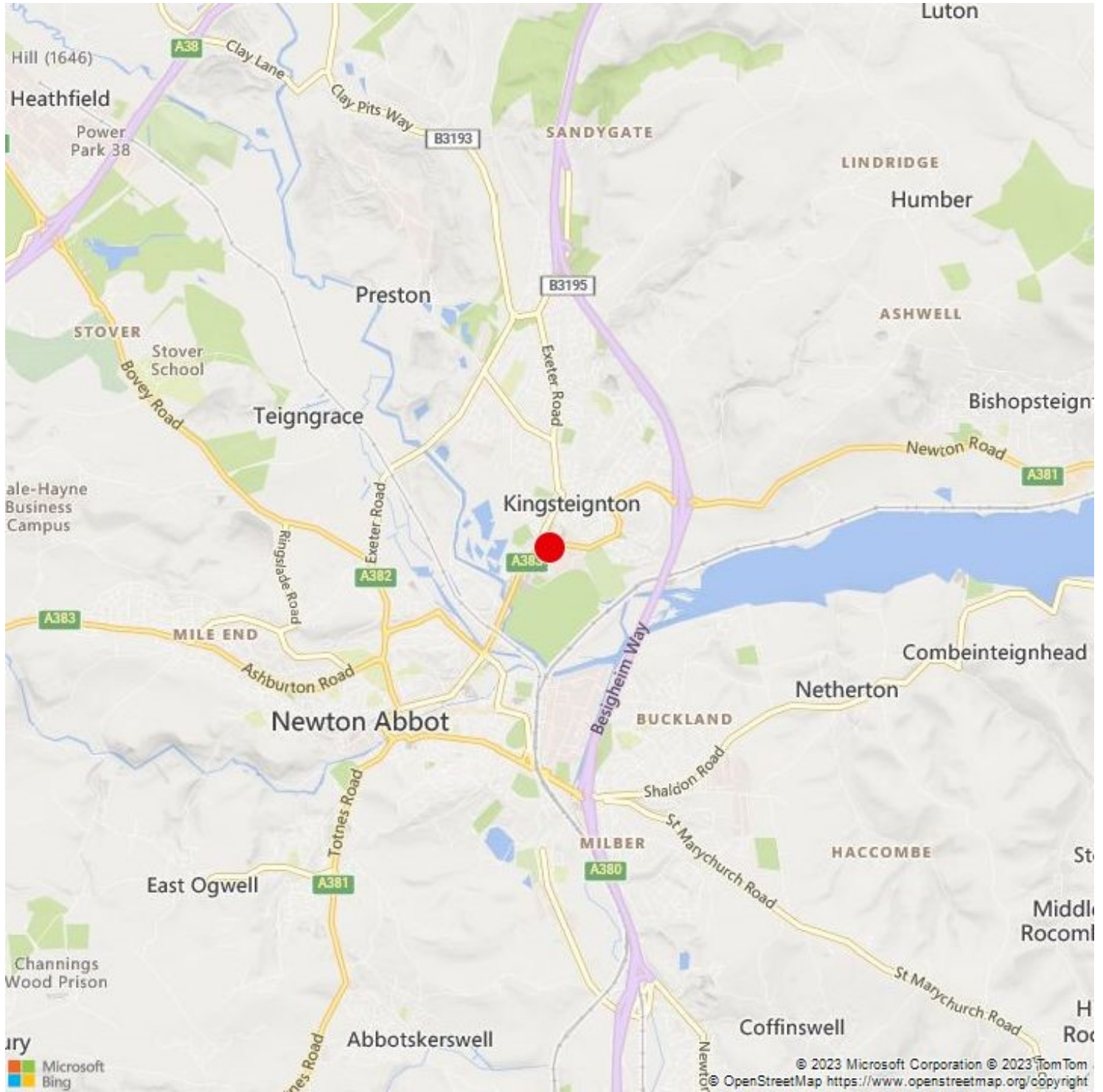
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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