

TO LET

WELL LOCATED INDUSTRIAL / WAREHOUSE UNIT PLUS GLAZED FRONTED SHOWROOM ON THE GROUND FLOOR, AND A RANGE OF OFFICES ON THE FIRST FLOOR

Workshop of 335 sq.m (3,606 sq.ft) plus Showroom of 33.7 sq.m (363 sq.ft) and offices on 1st Floor of 48 sq.m (516 sq.ft) so totalling 416 sq.m (4,475 sq.ft)

**UNITS 4 & 5 HEDLEY UNITS, BRUNEL INDUSTRIAL ESTATE,
NEWTON ABBOT, DEVON, TQ12 4PB**



The Hedley Units comprise 7 Industrial / Warehouse units on the sought after Brunel Industrial Estate, providing easy access to the A380 dual carriageway linking Exeter to Torquay and Torbay. This unit has been fitted out to provide a spacious Workshop / Storage area with a glazed showroom / reception area to the front and 2 offices over. The unit would suite a variety of potential users including as a Trade counter.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The Hedley Units occupy a convenient position on this busy and much sought after Trading Estate. The Brunel Industrial Estate is only a matter of 800 yards from the Penn Inn Roundabout and the A380 dual carriageway which links with the M5 motorway at Exeter. Torquay is 7 miles distant with Newton Abbot town centre half a mile away. Other occupiers on the estate include Teignbridge District Council, Bradford's Builders Merchants, Jewsons and City Electrical Factors, Bupa Dental Care and the Dulux Decorating Centre.

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. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. The units in this development range from Manufacturing to Trade Counter users, with this unit offering flexible space that could suit a wide variety of potential users.

ACCOMMODATION

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

Workshop **19.92m x 18.5m (65'4" x 60'8")**

Electric roller shutter door. Concrete floor. Overhead lighting with translucent roof lights. Eaves height of 4.4m rising to 5.6m in the centre. Constructed within this area are the following



Reception / Showroom **8.75m x 3.86m (28'8" x 12'8") max**

Glazed frontage behind a roller shutter door for security with a pair of central glazed doors with glazed side panels. Carpeted with recessed entrance mat. Lighting and power as fitted.

Toilet

Leading off the showroom with WC suite, wash hand basin and electric hot water heater over.



Lobby **2.80m x 2.80m (9'2" x 9'2") max**

Pedestrian door to the front and direct access to warehouse.

Toilet

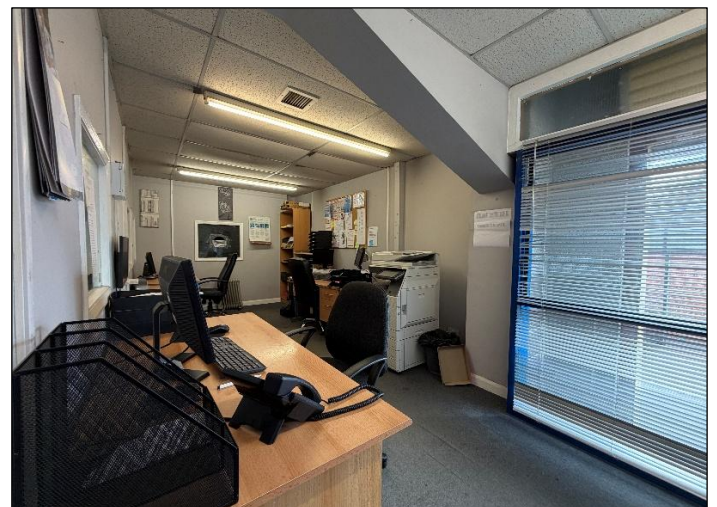
WC suite, wash hand basin and electric hot water heater over.

FIRST FLOOR

Office No 1

7.06m x 2.80m (23'2" x 9'2") max

Window to front. Glazed panels to the workshop. Carpeted. Suspended ceiling with strip lighting. Power as fitted.



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Office No 2

4.28m x 3.86m (14'0" x 12'8") max

Suspended ceiling with strip lighting. Window to front. Glazed panels to workshop. Carpeted. Door to ...



Kitchen/ Staff Room

3.86m x 2.98m (12'6" x 9'9") max

Worktop with cupboards under with inset stainless steel sink and single drainer. Space for fridge. Over sink electric water heater.



EXTERNALLY

The property benefits from 4 reserved car parking spaces to the front of the unit with additional parking opposite in the level concreted forecourt area.

RENT AND LEASE

A new 6 year FRI lease is available at a rent of £34,950 pax plus VAT, with an upwards only rent review at the end of the third year, and a tenant only break clause with 6 months prior written notice if required. The lease is contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT DEPOSIT

The landlords will require a 3 months rent deposit to be held for the duration of the lease, plus a directors guarantee if the lease is taken by a limited company.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is shown below, a full version can be downloaded from the web site or accessed from the link below. The rating is: D 80

RATES

Rateable Value: - £29,500 (2026 Valuation List)
For further details and the likely Rates payable, please contact Teignbridge District Council (01626 361101)

VAT

The rent quoted is plus VAT

SERVICES

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

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

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

LEGAL COSTS

A contribution of £395 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 (0932)



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Mob. 07831 273148

Email. tn@noonroberts.co.uk

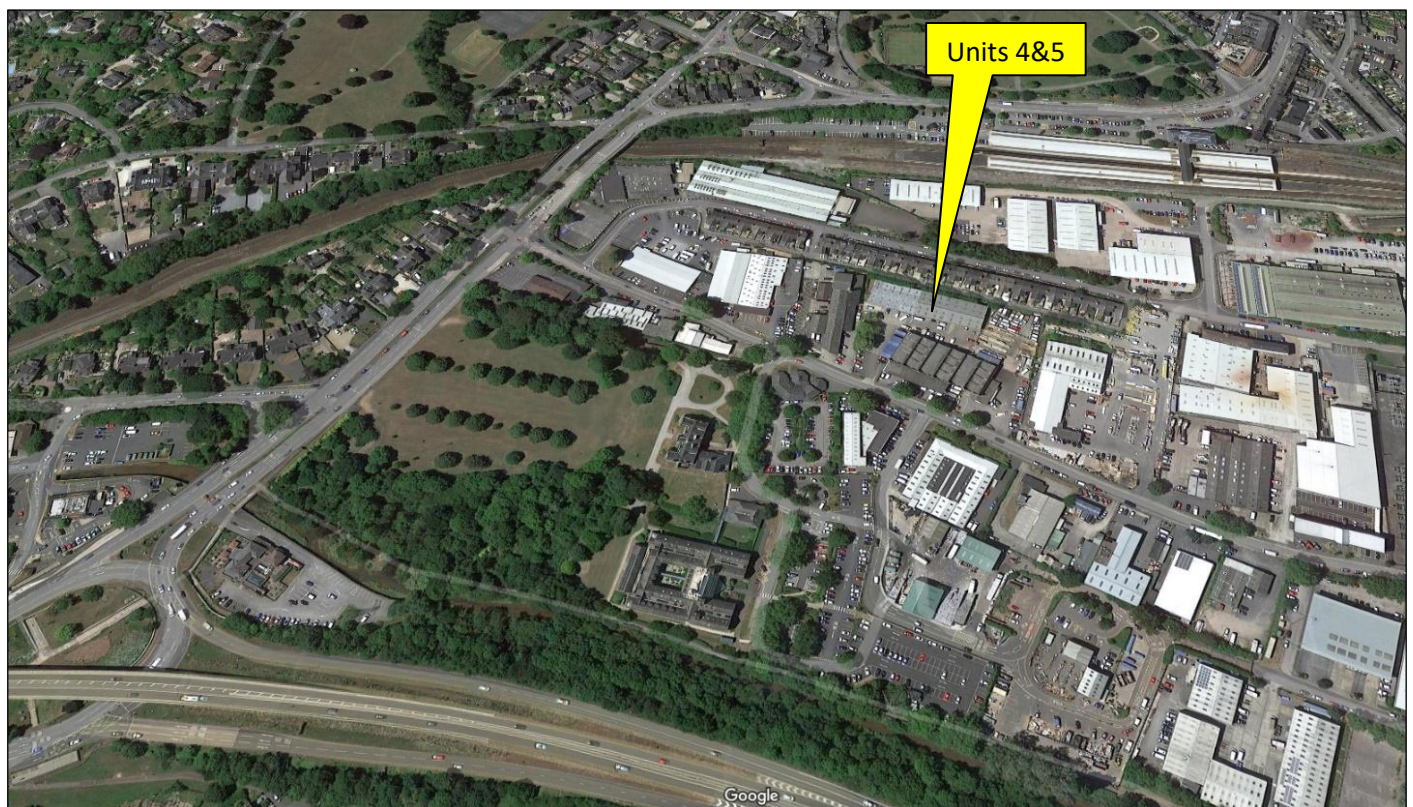
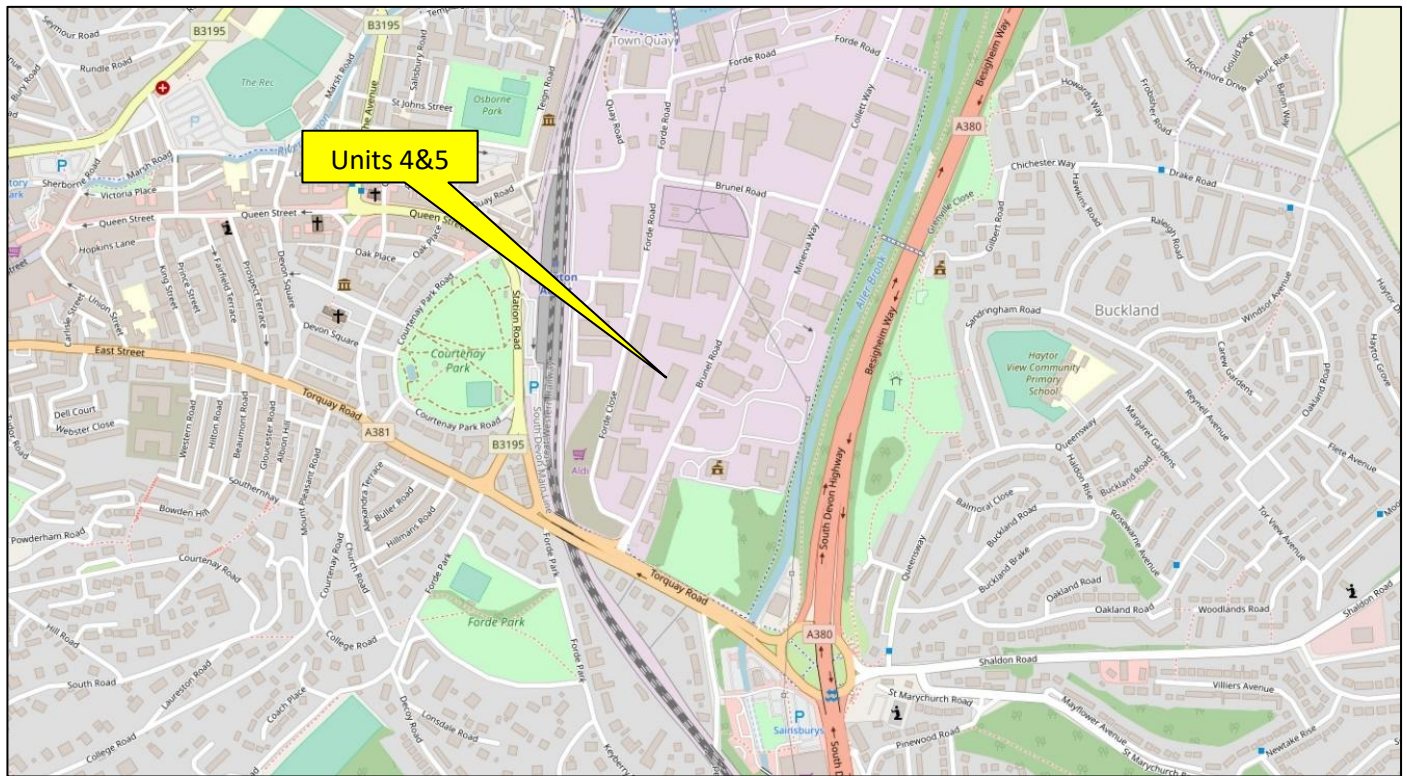
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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