

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## HIGH QUALITY OFFICE SUITE ON THE SECOND FLOOR OF THIS PRESTIGIOUS OFFICE BUILDING

Second floor open plan Office suite of approx. 516 sq.m (5,554 sq.ft) with  
Shared Ground floor Reception and 19 allocated Car Parking Spaces

**SECOND FLOOR ESTUARY HOUSE, COLLETT WAY, BRUNEL,  
NEWTON ABBOT, DEVON, TQ12 4PH**



Estuary House is a prestigious Office building constructed in 2010 and now occupied on the ground and first floors by the Devon Partnership NHS Trust. The Second floor and communal areas have recently been refurbished including re-decorating and re-carpeting. The building is located on the sought after Brunel Estate, with easy access to the A380 linking Torbay to Exeter and the M5 Motorway.

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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 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. Estuary House is a purpose built 3 storey Office building in a secure gated enclosure with a generous Car Parking allocation of 19 spaces. The suite and common areas have recently been refurbished including redecoration and recarpeting. The suite includes a shared ground floor reception area with lift to all floors.

Estuary House occupies a convenient position on this busy and much sought after Trading Estate. The Brunel Industrial Estate is only a matter of 400 yards from the Penn Inn Roundabout and the A380 dual carriageway which links with the M5 motorway at Exeter. Torquay is approximately 7 miles distant with Newton Abbot town centre half a mile away. The second floor of Estuary House has windows to 4 elevations, offering very light and airy space with 2 small offices constructed to one end. The flexible space can be subdivided if required, and would suit a variety of potential users.

#### ACCOMMODATION

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

Approached from the car park courtyard at the front of the building to a shared Ground Floor reception area with electric glazed entrance door and entry phone system.

Stairs or lift then leads to the Second floor landing with doors to ...

#### Gents Toilet

WC cubicle with urinal and 2 wash hand basins.

#### Ladies Toilet

2 WC cubicles and 2 wash hand basins.

#### Disabled WC

WC / wet room with Mira Shower with curtain and Wash basin

#### Office Suite

**39.21m x 14.26m (128'8" x 46'9") max**

Impressive light and airy suite with large windows to 4 elevations with lovely open views and fitted blinds. Aircon. Floor boxes are located throughout the suite with power and data as fitted. Suspended ceiling with integrated lighting. Radiators.



#### Kitchenette

Located in the centre of the suite backing onto the central core. Fitted with a range of wall and base units with tiled splashbacks. Stainless steel sink with single drainer inset into worktop. Space for fridge. Electric instant hot water boiler.



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#### Office No 2

3.62mx 3.50m (11'10" x 11'6") max

Light and airy office with 2 large windows to the side. Suspended ceiling with integrated strip lighting. Power points. Radiator.



#### Office No 3

3.50m x 3.48m (11'6" x 11'5") max

Light and airy office with large window. Suspended ceiling with integrated strip lighting. Power points. Radiator.



#### EXTERNALLY

To the front of the property is a secure car park area with 12 parking spaces. A further 7 allocated parking spaces are located in an off site car park on the other side of the road.

#### TENURE AND RENT

A rent of £72,000 pa is sought for a new 6 or 10 year FRI lease with a mid-term upwards only rent review. A mid-term tenant only break clause can also be incorporated if required, with 6 months prior written notice. Incentives available, details on request.

#### SERVICE CHARGE

A service charge is payable for the management and cleaning of the common parts and landscaping areas plus the shared services used on a proportionate basis. The tenants will also be required to reimburse the landlords for a share of the Buildings Insurance premium.

#### VAT

VAT is payable on the rent and service charge.

#### RATES

Rateable Value: - To be re-assessed

For further information on the Business rates payable, please contact Teignbridge District Council (01626 361101)

#### LEGAL COSTS

The tenants will be required to make a contribution of £495 plus VAT towards the Landlords legal and administration costs.

#### ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained for the suite. A summary is below with the full version available to download from the web site. The rating is: B 30.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0832)



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### Energy performance certificate (EPC)

Estuary House Collett Way NEWTON ABBOT TQ12 4PH	Energy rating <b>B</b>	Valid until: 4 February 2035
		Certificate number: 5214-7064-5197-1404-2795

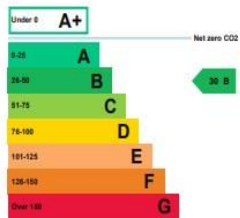
Property type	Offices and Workshop Businesses
Total floor area	1,714 square metres

### 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.

### How this property compares to others

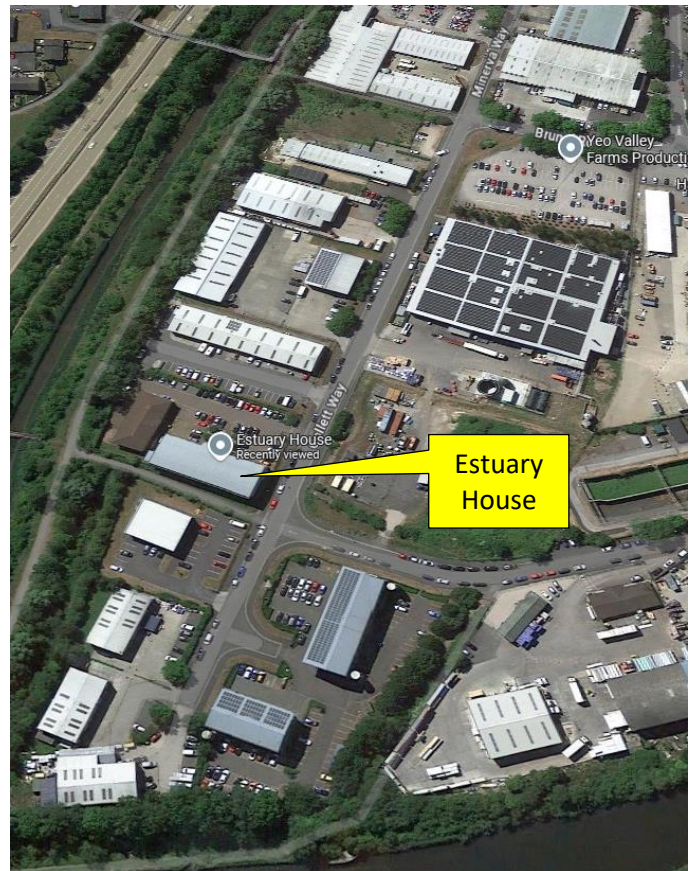
Properties similar to this one could have ratings:

If newly built

8 A

If typical of the existing stock

33 B



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.