

C2A, Kingsteignton Trading Estate, Pottery Road,
Newton Abbot, Devon, TQ12 3BN

TO LET – Trade Counter/Retail Warehouse

Ground Floor 388 sq m / 4,176 sq ft



- Trade Counter / Retail Warehouse
- Three phase power
- Good car parking and access
- Adjacent Topps Tiles (Early 2017)
- Other occupiers - Tool Station & Screwfix
- Eaves Height 6.3m

Location

The property is located on the Kingsteignton Trading Estate approximately 1.5 miles north of Newton Abbot town centre. The estate is close to a large retail concentration including Tesco and the Newton Road Retail Park housing Matalan, Brantano Shoes and Halfords. The estate has excellent access to the A380 with links to Torquay and Exeter together with the motorway network beyond. Newton Abbot is also well served by Intercity rail services.

Description

The property comprises a mid-terrace unit close to Screwfix and Toolstation. Other occupiers on the Estate include Booker and Jewson as well as Sharps Bedrooms who are due to open in early 2017. Topps Tiles are also opening next door in early 2017.

The property is of steel portal frame construction with recently repainted, steel sheet cladding to the upper elevations and external brick work below. In addition the roof has recently been replaced. The eaves height (to the underside of the roof) is approximately 20'8" (6.3m) and there is a good level of allocated car parking to the front.

N.B: Consideration will be given to providing a glazed frontage if required.

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following:

Description	Sq m	Sq ft
Ground Floor Warehouse & Welfare facilities	388	4,176

Services

Mains electricity (including 3 phase), water, drainage and gas are all connected to the property.

Rateable Value

The property has recently been split from the adjacent premises and the rateable value will therefore be reassessed upon occupation by the new tenant.

EPC

D-88

Terms & Tenure

The site and premises are to let on a new fully repairing and insuring lease for terms to be agreed. In addition to the rental a proportional service charge is payable for the upkeep of the common areas of the estate; further information upon request.

The initial annual rental is available upon application to the joint agents.

Legal Costs

Each party will bear their own legal costs incurred in the transaction of the property.

VAT

We are informed that VAT is payable on the rent and service.



Information / Viewing

Strictly by appointment:

Kye Daniel - JLL
Tel: 01392 429307
kye.daniel@eu.jll.com

Andrew Hosking - SCC
Tel: 01392 202 203
andrew@sccexeter.com

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Site Plan



Location Plan

