

Western House

Decoy Industrial Estate, Silverhills Road

Newton Abbot, TQ12 5ND

To Let

1,287 sq m (13,853 sq ft)



- Rare opportunity
- Excellent communication links to South Devon Link Road
- Available Summer 2018
- Popular industrial estate
- Suits distribution or manufacturing
- Due to expansion

Location

Decoy Industrial Estate is located off Kingskerswell Road and is approximately one mile from Newton Abbot town centre. The estate has excellent access to the South Devon Link Road (A380), which provides fast links to Torbay and the M5 motorway at Exeter. Other occupiers on the estate include SCI Masonry, Fabframes and Silvalea Textiles.

The plans below show the specific location of the property.

Description

The property is a detached, industrial unit constructed in the late 1970's but has been refurbished significantly. It is of encased steel frame construction with lattice beams and with a minimum eaves height of 6.25 m (20.63 ft). The height to the underside of the steel lattice beams is 5.50 m (18.15 ft). There are therefore no interrupting columns within the main warehouse. To the east of the building, the steel frame is lower and provides additional workshop space. The clear height in this area is 2.64 m (8.71 ft).

The building externally has a brickwork fascia with profiled sheet steel cladding to the elevations. The roof is covered with new, double skin insulated cladding with roof lights. The building has a solid concrete floor and three loading doors. It has all mains services including 3 phase electricity. First floor office and staff welfare facilities are provided on a solid concrete floor.

Externally, there is a tarmac parking and loading area. There is palisade fencing and double gates to the front of the yard providing security. Additional car parking has been created outside of the yard but within the demise.

Accommodation

(All dimensions and areas are calculated on gross internal area basis.

Description	m ²	ft ²
GF Warehouse	596.70	6,423
GF Workshop	402.40	4,331
GF Store	47.40	510
FF Offices	240.55	2,589
Total	1,287.05	13,853

Business Rates

The property is currently assessed in the 1 April 2017 rating list as Factory and premises with a Rateable Value of £50,000.

Energy Performance Certificate

EPC rating – D82

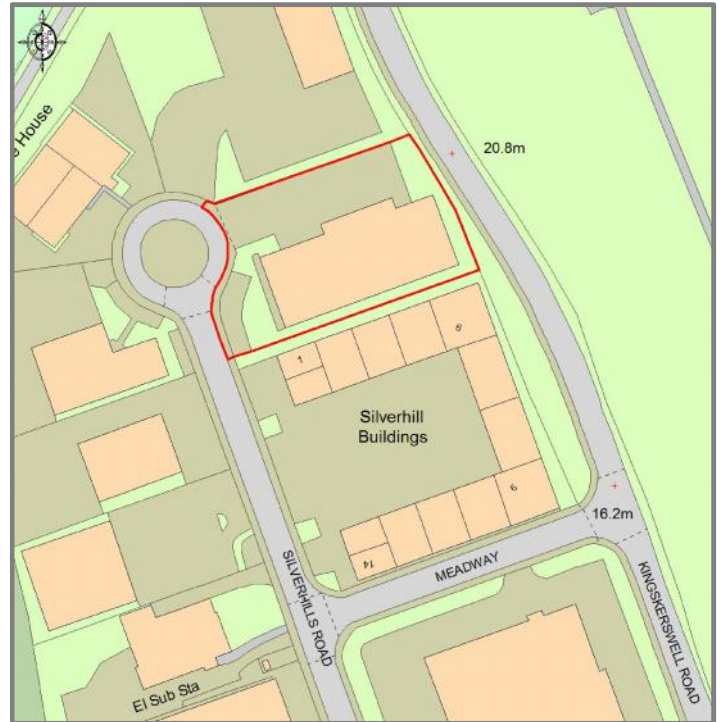
Legal Costs

Each party to bear their own costs in the preparation and completion of the lease.

Tenure & Terms

The existing tenant is vacating in Summer 2018 to larger premises although their lease extends until February 2019. The unit is therefore available by way of new full repairing and insuring lease from late Summer 2018. The asking rental is £85,000 per annum. VAT will be charged.

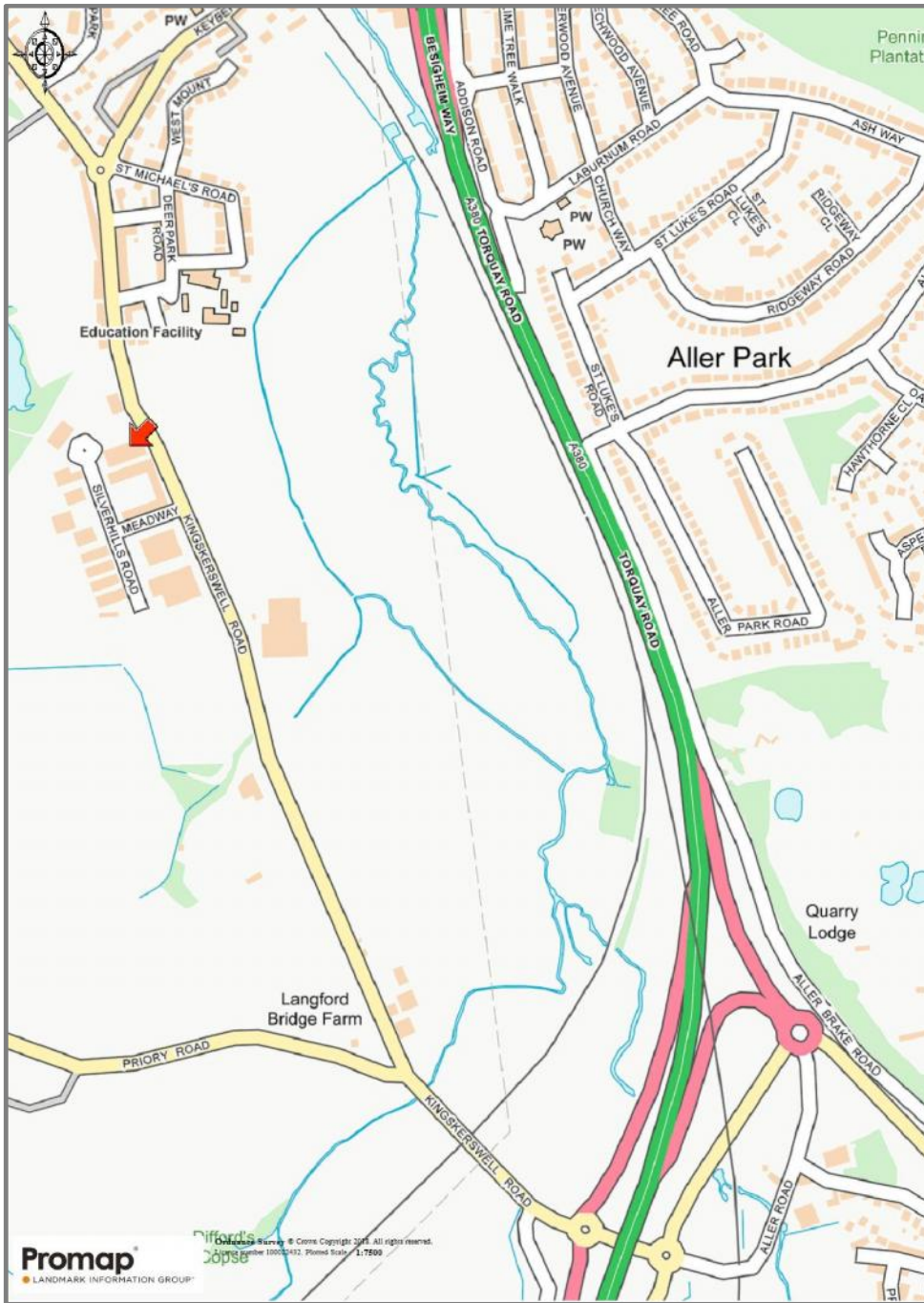
Site Plan



Note:

A director of JLL has an interest in this property.

Location Plan



Viewing & Further Information

Through the marketing agents:

JLL

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