

# To Let



## Unit D1, Kingsteignton Trading Estate, Pottery Road, Kingsteignton, Newton Abbot, TQ12 3BN

5,357 sq ft (497.68 sq m)

- Established commercial location
- Good car parking and access
- £55,500 per annum
- End terrace
- Eaves height 6.3 m
- Other occupiers include Topps Tiles and Screwfix



Trade Counter / Retail Warehouse on popular trading estate.

## 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 an end-terrace of steel portal frame construction with steel sheet cladding to the upper elevations and external brickwork below.

Approached to the front via a manually operated roller shutter door 13'2" wide x 16' high (4m x 4.9m), there is also an independent personnel entrance to the front. 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.

## Accommodation

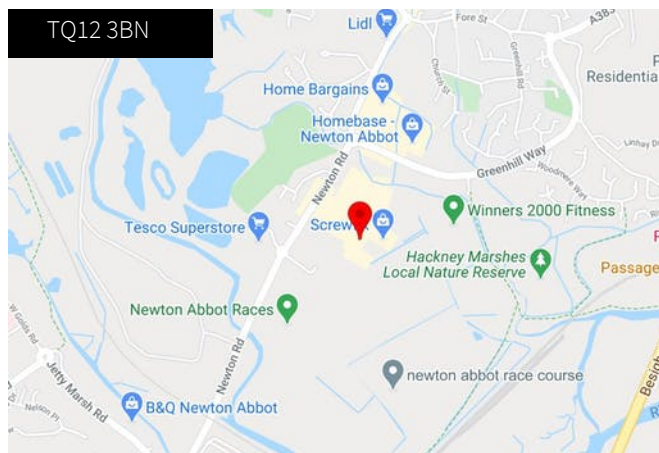
(All dimensions and areas are calculated on an RICS gross internal basis).

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

Name	Sq ft	Sq m	Availability
Ground - Warehouse and offices / welfare	5,398	501.49	Let
1st - Offices	964	89.56	Let
Mezzanine	3,304	306.95	Let

## Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed at a quoting rent of £55,000 per annum.



## Rent

Rent on Application

## EPC

This property has been graded as C (62).

## Business Rates

Rateable value: £40,250

## Viewing & Further Information

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