INDUSTRIAL
OFFICE
RETAIL

Noon Roberts
PROPERTY CONSULTANTS

TO LET

WELL LOCATED INDUSTRIAL / TRADE COUNTER UNIT ON THE SOUGHT AFTER BRUNEL INDUSTRIAL ESTATE

Workshop / Warehouse of 159 sq.m (1,715 sq.ft) plus 4 allocated Car Parking spaces in the courtyard to the front

UNIT 5 VANDER HOUSE, FORDE CLOSE, NEWTON ABBOT, DEVON, TQ12 4FT



Vander House comprises 6 Industrial / Warehouse / Trade counter units off of Forde Close on the sought after Brunel Industrial Estate, providing easy access to the A380 dual carriageway linking Exeter to Torquay and Torbay. This unit offers very adaptable space in a prominent location and is suitable for a variety of users including light industry, warehousing or a trade counter use.

Noon Roberts
Ceramic House,
Pottery Road, Bovey Tracey,
Devon, TQ13 9TZ

Contact us
M. 07831 273148
E. tn@noonroberts.co.uk
W. noonroberts.co.uk

Tel: 01392 691007

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M. 07831 273148
E. tn@noonroberts.co.uk

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SITUATION AND DESCRIPTION

Vander House occupy a convenient position off of Forde Close opposite the entrance to the Aldi supermarket, on this busy and sought after trading estate. The Brunel Industrial Estate is only a short 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.

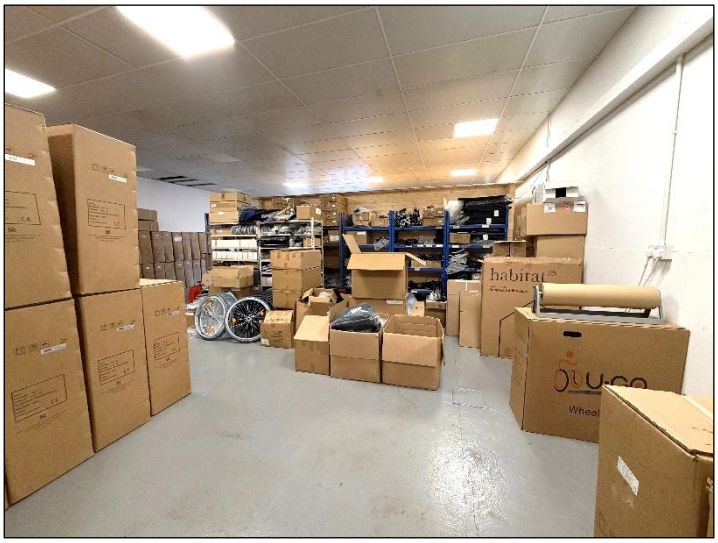
Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. The units in this development range from Offices to Warehousing and Trade Counter uses, 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 — 17.76m x 8.97m (58'3" x 29'5") max

Accessed from the front courtyard via either a glazed door with glazed side panel or an electric roller shutter door. Concrete floor. Suspended ceiling with LED panels.







Constructed within this area is a ….

Toilet

Accessible toilet with low level WC suite and wash hand basin.

Kitchenette Area

Fitted with a range of wall and base units under worktop with inset stainless steel sink unit and single drainer. Tiled splashbacks. Power as fitted.



EXTERNALLY

The property benefits from 4 reserved car parking spaces to the front of the unit in the secure fenced compound area.

RENT AND LEASE

Available by way of the remainder of a 6 year FRI lease from the 1st May 2025 until the 3oth April 2031 at a rent of £13,200 per annum. The lease includes a rent review on the 1st May 2028 plus a tenants only break clause on the same date by providing 6 months prior written notice.

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.

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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: C

RATES

Rateable Value: - £12,500 (2026 Valuation List)

We understand qualifying businesses could benefit from a Business Rates reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for a reduction, please contact Teignbridge District Council Business Rates department (01626 361101).

VAT

The rent and service charge are plus VAT.

SERVICES

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

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

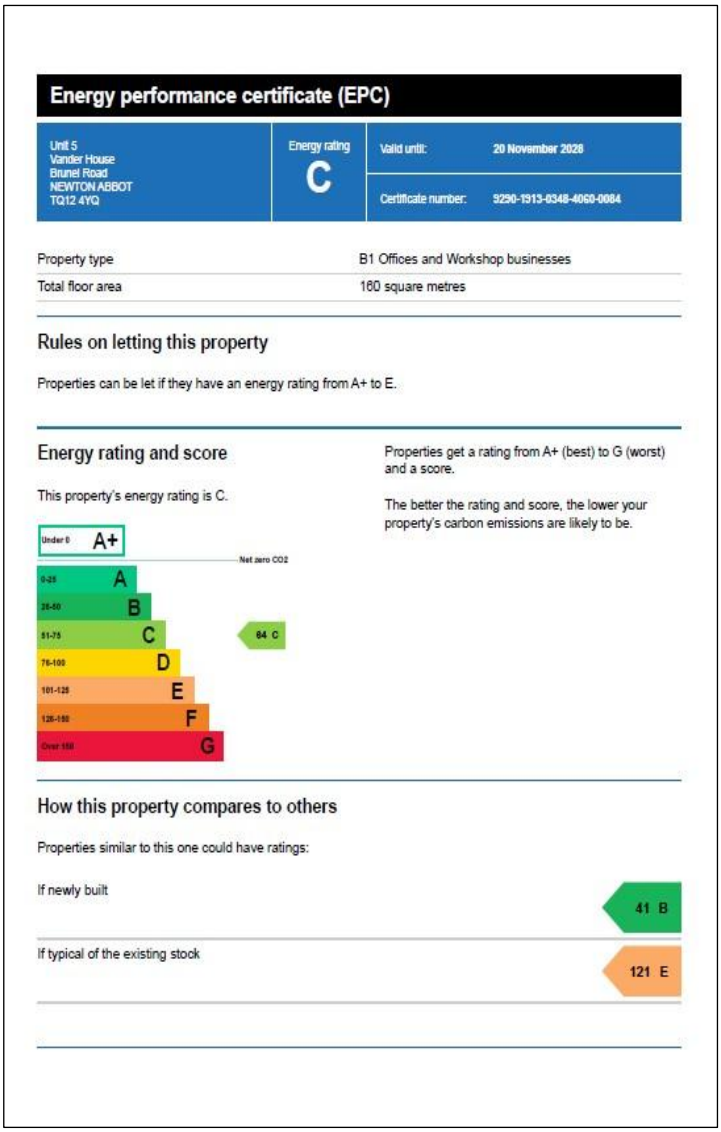
A successful tenant will be required to provide proof of identity and address etc to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

LEGAL COSTS

A contribution of £395 plus VAT is required towards the assignors legal and administration costs in setting up the assignment.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0940)



Energy performance certificate (EPC)

Unit 5
Vander House
Brunel Road
NEWTON ABBOT
TQ12 4YQ

Energy rating: C

Valid until: 20 November 2026

Certificate number: 9290-1913-6348-4060-0084

Property type	B1 Offices and Workshop businesses
Total floor area	160 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 C.

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.

A+ Net zero CO2
A
B
C 84 C
D
E
F
G

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 41 B

If typical of the existing stock: 121 E

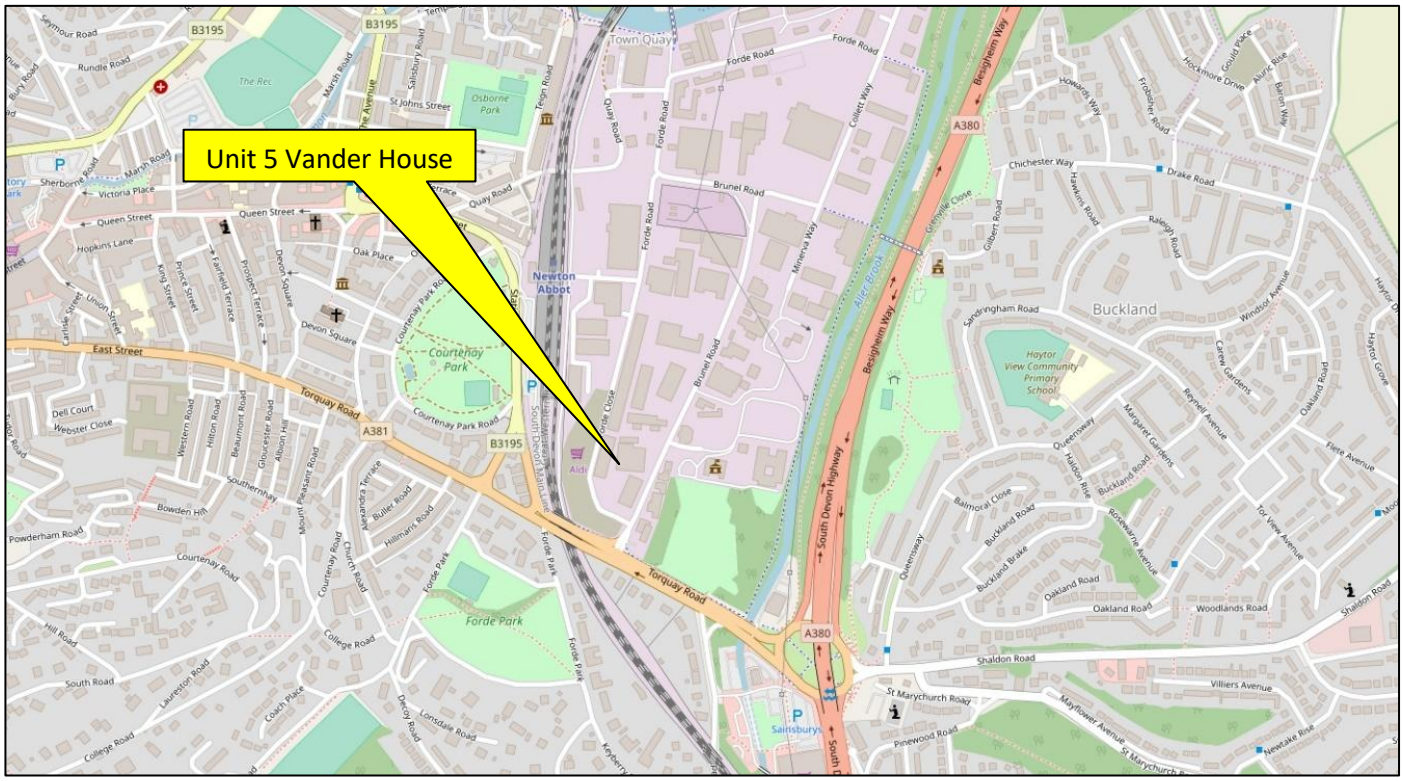
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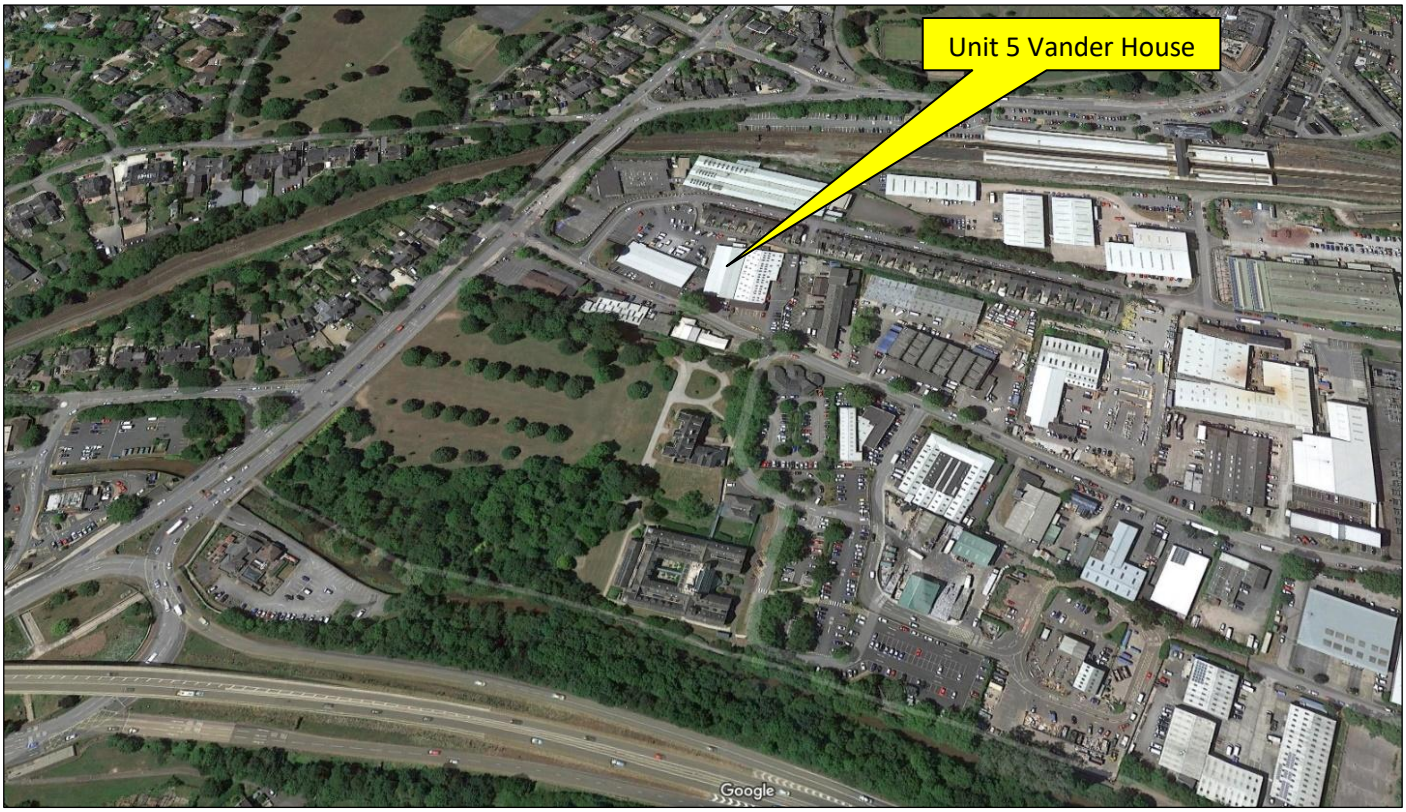




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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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