INDUSTRIAL
OFFICE
RETAIL

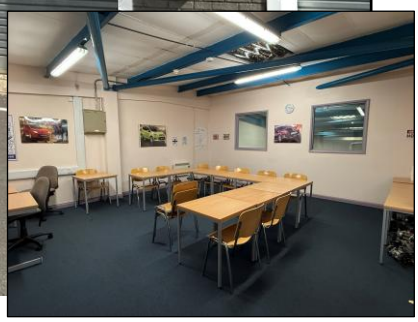
Noon Roberts
PROPERTY CONSULTANTS

TO LET

INDUSTRIAL UNIT WITH PART MEZZANINE FLOOR AND PARKING AREA IN A TOWN CENTRE LOCATION

Ground Floor Workshops and Reception area of 427 sq.m (4,596 sq.ft) with 1st Floor Offices and Training Rooms of 144 sq.m (1,550 sq.ft) so totalling 571 sq.m (6,146 sq.ft) with parking area for 12 - 15 vehicles

UNIT 4A NAM HOUSE, BRADLEY LANE, NEWTON ABBOT, DEVON, TQ12 1JP



A conveniently located Industrial unit with part Mezzanine Floor and large car park area opposite with space for 12 – 15 vehicles. The premises are in Bradley Lane, just off the town centre by the Asda Store, and would suit a variety of potential users including Training, Mail Order, Workshops or Storage use.

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

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SITUATION AND DESCRIPTION

The premises are located in a central position just off the town centre at the end of Bradley Lane, just past the new Asda Store. The Unit is a part of a larger Unit close to the entrance to Bradley Lane, and benefits from a large Car Park with parking for 12 – 15 vehicles opposite. The premises occupy a convenient location in the centre of Newton Abbot and yet just 1 mile from the A380 Exeter to Torquay trunk road, joining with the M5 Motorway at Exeter, or approximately 6 miles from the A38 at Drum Bridges roundabout/ Heathfield junction. Exeter is approximately 15 miles distant with Torquay approximately 8 miles distant.

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 premises would suit a variety of potential users, including Training, Engineering, Light Manufacture, Mail Order or as a Trade Counter / Distribution Unt.

ACCOMMODATION

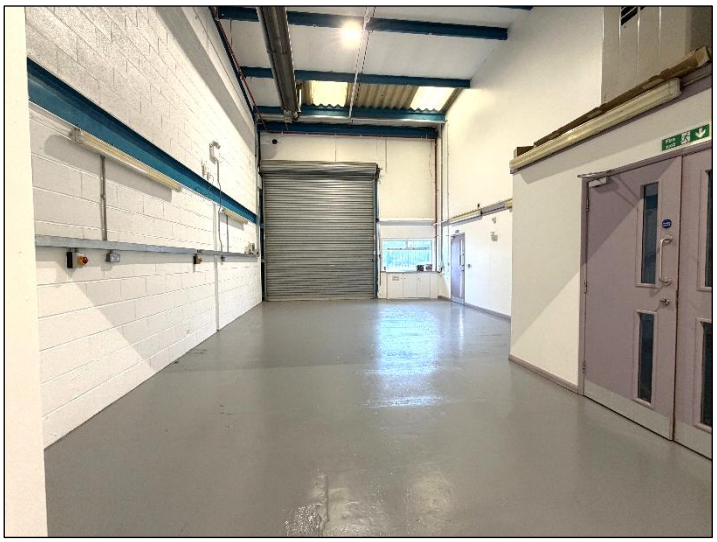
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR **34.93m x 12.22m (114'7" x 40'1") max**

The Ground floor is currently access by a roller shutter door from wither the front or rear and is sub-divided into 3 workshop areas plus a covered storage area under the mezzanine floor. There is also a reception area on the ground floor with ladies, gents and an accessible toilet with staff area.

Workshop No 1 **9.53m x 5.95m (31'3" x 19'6") max**

Roller shutter door to the front with parking opposite. Doors to offices. Drive through to ….

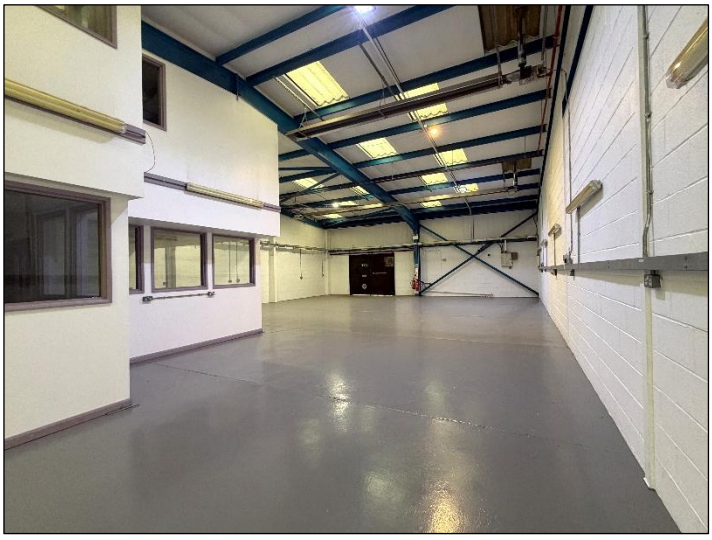


Workshop No 2 **9.28m x 4.69m (30'5" x 15'5") max**

Concrete floor. Leading through to …

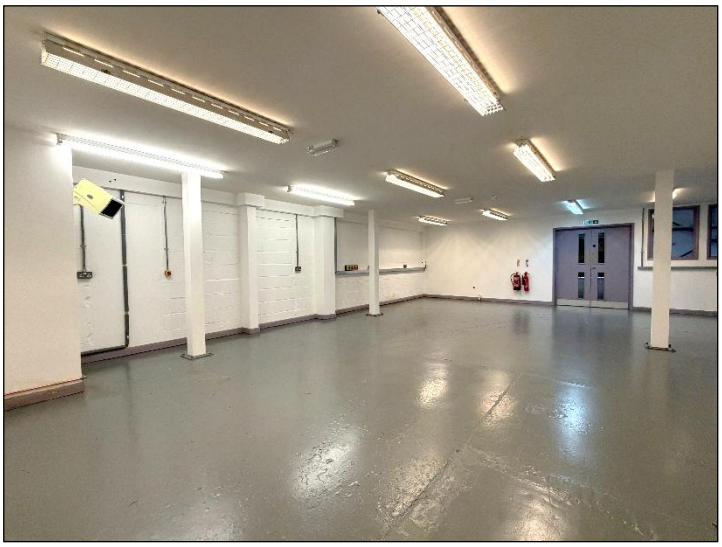
Workshop No 3 **15.95m x 12.21m (52'4" x 40'0") max**

Translucent roof panels giving good natural light. Overhead lighting. Ample power points as fitted. Double opening doors to rear service road providing good vehicular access.



Workshop No 4 **9.86m x 7.39m (32'4" x 24'3") max**

Power and light as fitted. Concrete floor. Dors and window to workshop area 2 and 3. Door to front reception area.



Reception Area **6.05m x 2.25m (13'7" x 7'5") max**

Windows to front with part glazed entrance door. Stairs to first floor. Doors to …

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Accessible Toilet
WC suite with wash hand basin. Altro flooring.

Ladies Toilet
WC suite with wash hand basin. Window. Altro flooring.

Gents Toilet
2 urinals, 2 wash basins and 2 WC cubicles. Window. Altro flooring.

Office / Staff Room **9.03m x 2.32m (29'8" x 7'7") max**
Window to side. Stairs to first floor. Door to Workshop No 4.

FIRST FLOOR
Fron the front is a landing leading to …

Office No 1 **8.60m x 4.23m (28'3" x 13'10") max**
Window to the front. Dado trunking with power. Air con unit. Suspended ceiling and strip lighting.

Office No 2 **4.09m x 2.96m (13'5" x 9'9") max**
Window to side. Suspended ceiling with integrated strip lighting.

Kitchen **4.28m x 1.32m (14'1" x 4'4") max**
Worktop with cupboards under and inset stainless steel sink unit with single drainer. Space for fridge and dishwasher under. Window. Tiled splashback. Electric over sink water heater.

Toilet
WC suite with wash hand basin.

Office / Training No 1 **7.55m x 5.99m (20'6" x 19'9") max**
Windows to side. Carpeted. Power as fitted. Electric wall heater.

Office / Training No 2 **6.24m x 6.02m (20'6" x 19'9") max**
Window to workshop below. Wall mounted aircon unit.

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Office / Training Room No 1

Office / Training Room No 2

EXTERNALLY

To the front of the Unit is a shared entrance drive with access to the roller shutter door. Opposite the unit is a private Car Parking area with parking for 12 - 15 vehicles.

ENERGY PERFORMANCE CERTIFICATE

A Commercial EPC has been obtained, a summary is shown below, a full version is available to download from our web site. The Rating is: D 88

RENT

A rent of £36,000 pax plus VAT is sought for these well located and substantial premises that are suitable for a wide variety of potential users. A service charge is payable for the shared landscaping and shared services. Details on request.

LEASE

The premises are available on a new 6 or 10 year FRI lease with an upwards only rent review at the mid-way point. A tenant only break clause can also be incorporated if required at the mid-way point with 6 months prior written notice. A 3 month rent deposit may be required. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

BUSINESS RATES

Rateable Value: - £25,250 (2023 valuation)
For further information or for the likely Business Rates payable, please contact Teignbridge District Council (01626 361101)

LEGAL COSTS

The landlords will require a contribution of £495 (no VAT) towards their legal and administrative costs for setting up the new lease, to include abortive costs.

SERVICES

Mains water, drainage and 3 phase electricity are available.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0891)

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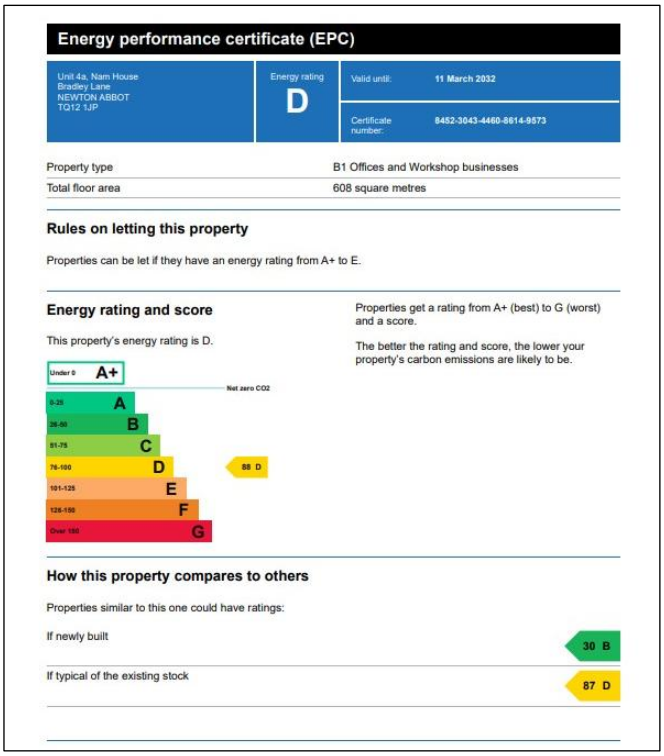

Energy performance certificate (EPC)

Unit 4a, Nam House
Bradley Lane
NEWTON ABBOT
TQ12 1JP

Energy rating: D

Valid until: 11 March 2032

Certificate number: 8452-3043-4460-8614-9573

Property type	B1 Offices and Workshop businesses
Total floor area	608 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 D.

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 30 B

If typical of the existing stock 87 D

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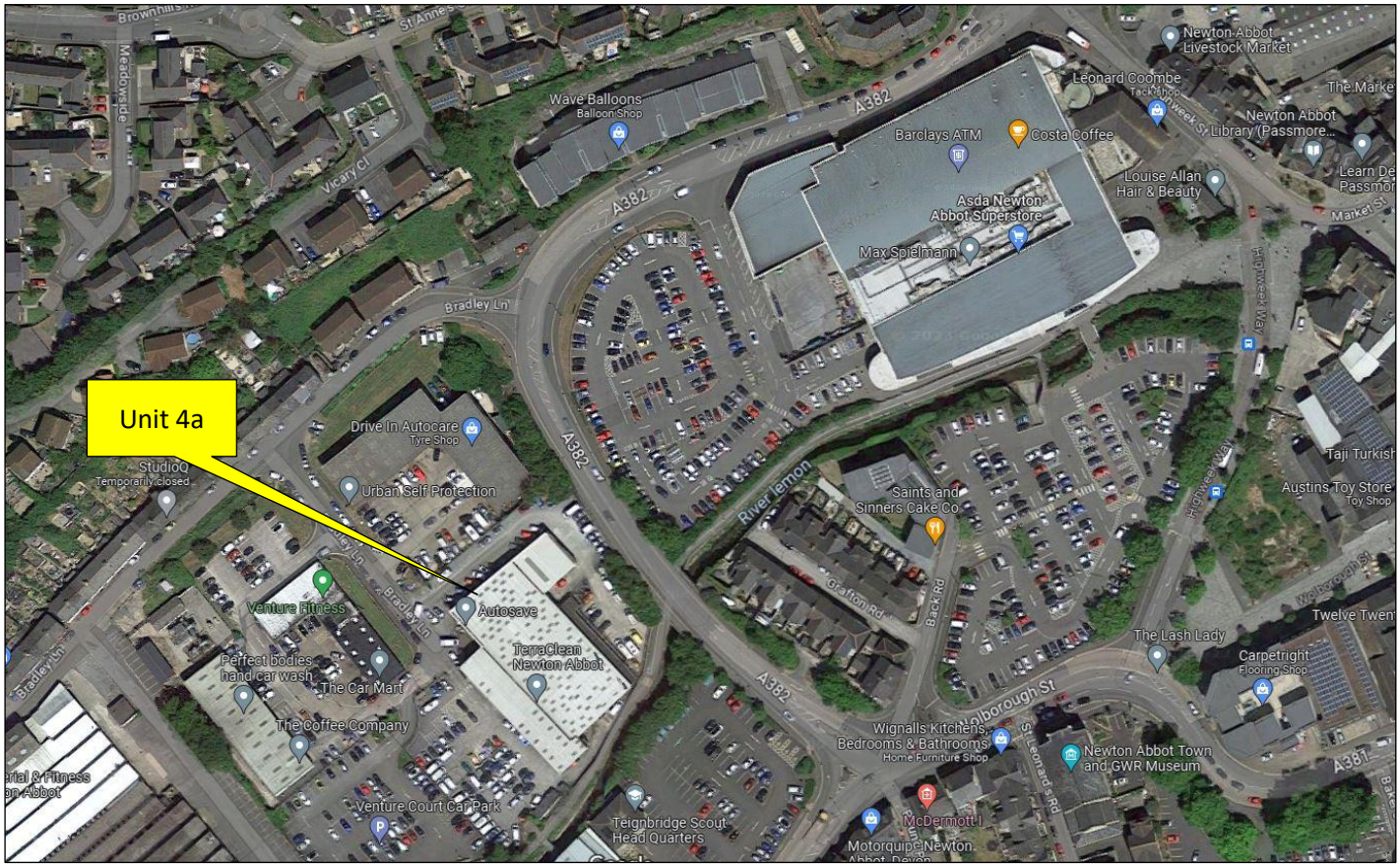

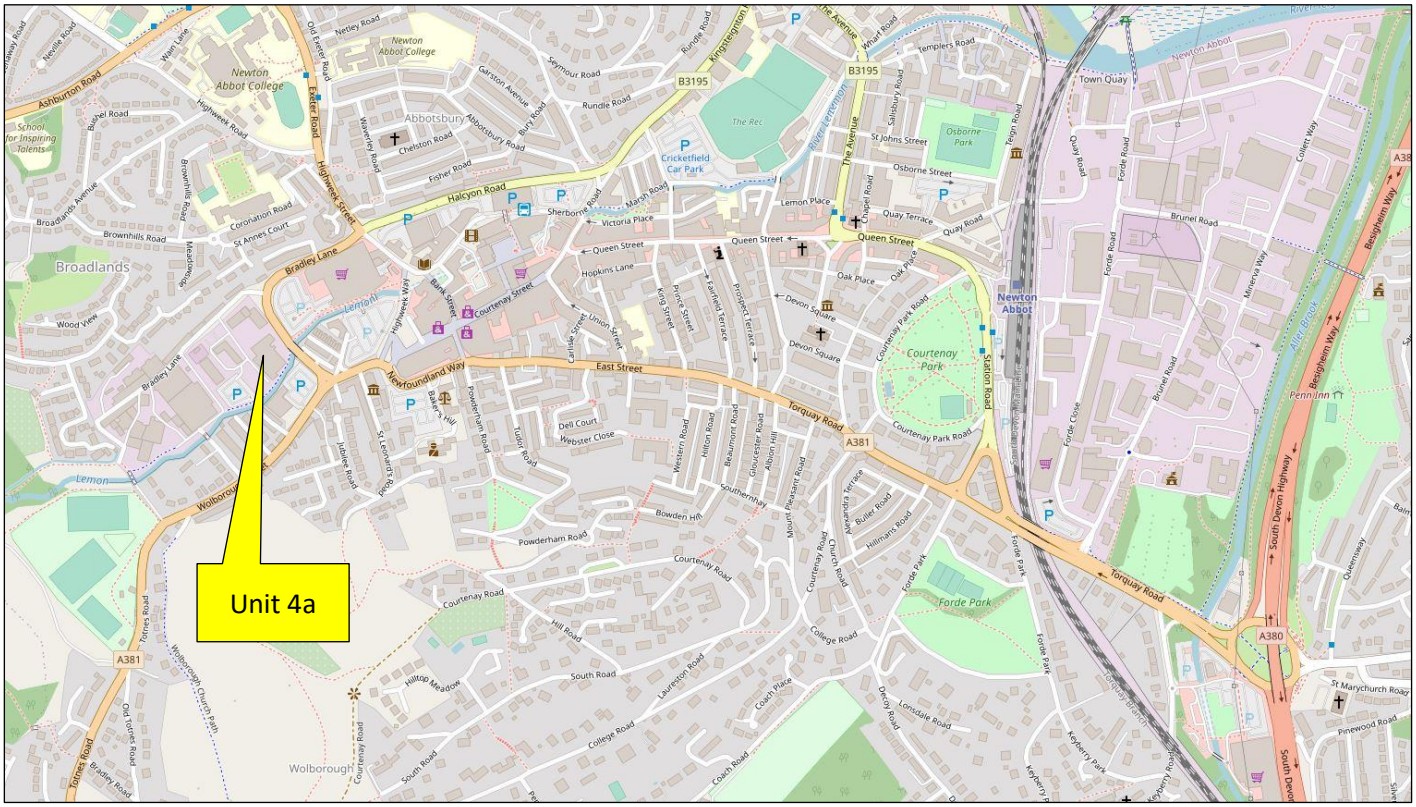

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