HUDSON & Co

NEWTON ABBOT

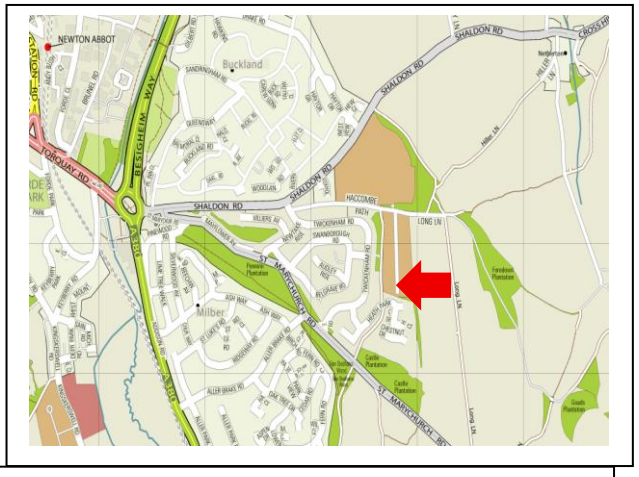
Milber Trading Estate

MODERN OFFICES, WAREHOUSING / WORKSHOPS

With Large Secure Yard & Parking

SITE AREA: Circa: 2508sq.m 26,986sq.ft





Former Roadform Site Milber Trading Estate TQ12 4SG

Conveniently located for access to A380

High-quality Offices (2,906sq.ft) with ample parking

Two modern Workshops / Warehouses (2,641sq.ft plus mezz)

Secure forecourt & large Yard incl. 16 designated parking spaces)

Flexible Terms / Competitive Rental / Suit Multitude of Uses

TO LET

(May Sell)

01392 477497

LOCATION: The property is located on the popular Milber Trading Estate, which is situated close to the Penn Inn roundabout on the A380 dual carriageway, about 7 minutes' drive from Newton Abbot town centre. Adjoining ccupiers include R D Johns, SPC Joinery and Proform.



DESCRIPTION: A rare opportunity to acquire a large site of circa 0.62 acre with good road frontage and encompassing a modern well appointed two and in-part single storey modern detached office building, with two modern steel portal framed industrial buildings to the rear and otherwise benefitting from a spacious yard and 16 designated car parking spaces. The office building is of cavity wall facing brickwork construction under a pitched tiled roof and offers mainly compartmentalised (some open plan) high-quality office space with good amenities. The workshops / warehouses are of steel portal frame construction with solid concrete floors (one incorporating an inspection pit) and having steel clad elevations under pitched profile steel roofs with roof lights. Workshop 1 has two roller shutter loading doors (4m high / 3m wide), and Workshop 2 has one with the same dimensions, and both have small mezzanine floors.



ACCOMMODATION *(All areas are approximate)*

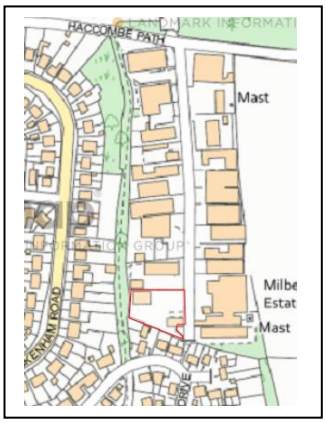
Office Building known as Roadform House) :		
Ground Floor:	151.49sq.m	1,630sq.ft
(9 rooms, a kitchen & ample toilet accommodation)		
First Floor:	118.63sq.m	1,276sq.ft
(6 rooms, part open plan)		
Total:		2,906sq.ft
Workshop / Warehouse 1:	164.24sq.m	1,767sq.ft
Includes:		
Office / Store	3.46sq.m	37sq.ft
Toilet (LLWC, WHB, Electric HW Heater		
Mezzanine:	10.62sq.m	114sq.ft
Workshop / Warehouse 2	81.30sq.m	874sq.ft
Mezzanine:	35.10sq.m	377sq.ft



Yard:
A large mainly un-surfaced yard with pavioured access driveway and tarmac surfaced parking bays with secure fencing along the boundaries.



NOTE: The office building comes with a full inventory of office furniture & equipment etc available if required by separate negotiation





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SERVICES Mains Electricity (including 3-phase supply), Mains Water, Drainage & Gas. The offices are heated by a gas fired central heating system.

RATES: Assessed as: Offices & Premises
Rateable Value: £39,000
(Prospective tenants should verify the current rates payable with the local authority)

TERMS: The property is available on a new lease with flexible terms. Full lease details and information regarding the quoted rental are available on request. Our client may consider selling the property.

VAT: We are advised that there is no vat on the rent

EPC: Energy Performance Certificate: Available upon request.

COSTS: The ingoing tenant will be responsible for a reasonable contribution towards the Landlord's legal costs in preparing the lease.

VIEWING & FURTHER INFORMATION: By prior appointment only via the sole agents:

HUDSON & Co. (DAVID EDWARDS / SUE PENROSE)

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