



# To let

## Unit C1B Kingsteignton Trading Estate, Pottery Road, Newton Abbot, Devon, TQ12 3BN

Viewing by prior appointment  
with Andrew Hosking

**(01392) 202203**

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Trade Counter unit

Established commercial location

Good car parking and access

Adjacent to Toolstation

Other occupiers include Euro Car Parts, Topps Tiles, and Screwfix

Eaves height 6.3m

Rent: £53,250 per annum exclusive

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The property is located on the Kingsteignton Trading Estate approximately half a mile 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 a mid-terrace unit neighbouring Screwfix, Topps Tiles, Euro Car Parts and Toolstation. Other occupiers on the Estate include Halfords, Booker and Jewson.

The property is of steel portal frame construction with recently repainted, steel sheet cladding to the upper elevations and external brick work below. In addition the roof has recently been replaced. 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.

The property comprises offices and welfare facilities on the ground floor with a first floor mezzanine above.

The property also benefits from a roller shutter door.

## Accommodation

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

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

### Ground floor

Warehouse and welfare facilities: 6,207 sq ft / 577 sq m

### First Floor

Mezzanine: 2,373 sq ft / 221 sq m

**TOTAL: 8,580 SQ FT / 798 SQ M**

## Terms

The property is available on a new FRI lease on terms to be agreed at a quoting rent of **£53,250 per annum exclusive**.

## Services

The property benefits from all main services.

## Energy Performance Certificate (EPC)

E-121.

## Rateable Value

The property is described warehouse and premises and has a rateable value of £45,750 (2019/20). The rates payable are £22,463 per annum.

## VAT

All figures within these terms are exclusive of VAT, which will be charged.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Viewing & Further information

Strictly by appointment through the joint agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking  
Tel: (01392) 202203  
Email: [andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)

&

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#### Exeter Office

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