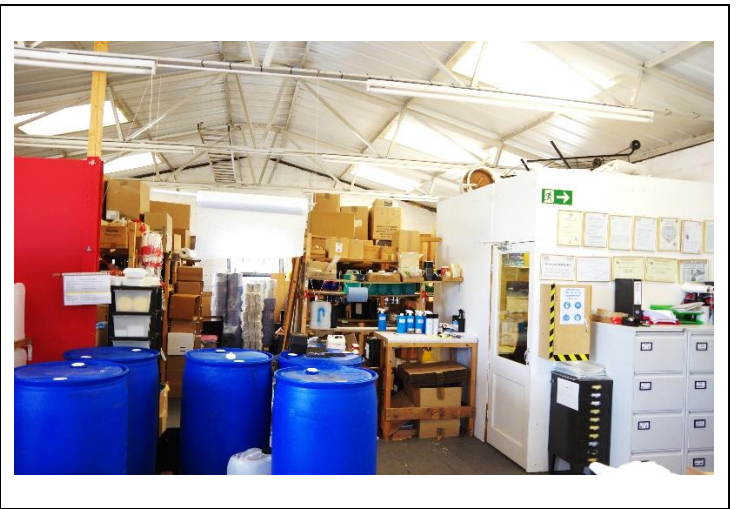


HUDSON & Co.

AVAILABLE 1st MARCH 2020

NEWTON ABBOT WAREHOUSE/WORKSHOP with TRADE COUNTER 169.08 sq. m 1,819 sq. ft



***19, Milber Trading Estate, Newton Abbot,
TQ12 4SG***

**** Good sized / Well configured Workshop / Warehouse***

With Trade Counter & 5 Parking Spaces

On a Popular Industrial Estate just off the A380*

****Loading Doors / Trade Display area / Office****

****Eaves Height 3.17m ****

****Flexible Terms / Competitive Rental****

TO LET

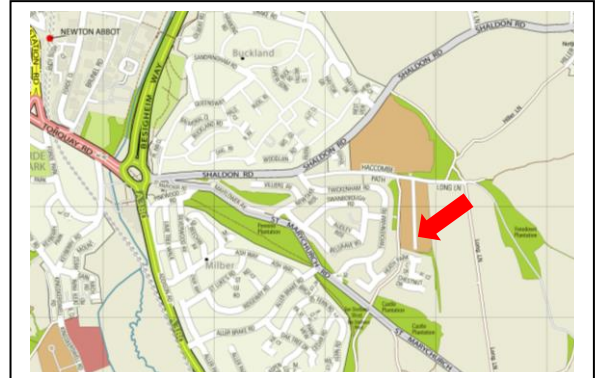
01392 477497

19, Milber Trading Estate, Newton Abbot, TQ12 4SG

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. Occupiers include R D Johns, SPC Joinery and Proform.

DESCRIPTION: A secure well-appointed premises currently used as a warehouse with trade counter with the benefit of a front forecourt / car park providing up to 5 parking spaces.

The building is of a good specification and rectangular configuration, being of steel A frame construction with blockwork walls under a pitched composite steel profile roof incorporating roof lights. To the front elevation there is a roller shutter door to the glazed trade counter area, and a sliding loading door to the warehouse area. The internal eaves height is approximately 3.17m to the underside of the A frame. Internally there is an office, kitchen and toilets within the warehouse.



ACCOMMODATION:

Gross Internal Area	169.08 sq. m	1,819 sq. ft
Includes:		
Trade Counter / Display Area:	18.25 sq. m	196 sq. ft
Office	5.52 sq. m	59 sq. ft
Kitchen	4.24 sq. m	45 sq. ft
Toilet	Ladies & Gents toilets	

Outside **Front car park with 5 spaces**
All areas are approximate.

SERVICES:

Mains water, drainage and electricity (3 phase) are connected.

TERMS: The premises are available on a new lease at a competitive rental. Full details on application.

RATING:

Description: **Store & Premises** **Rateable Value: £9,900**

These premises should benefit from small business rates relief. Interested parties should make their own direct enquires to the billing authority to confirm the rates payable as a change in occupation can sometimes influence the rating assessment and rates payable.

PLANNING: The property has previously been consented and used as a workshop B1 (light industrial) and as a warehouse B8 (storage and distribution). Prospective occupiers should address their planning enquiries to the local planning authority, **Teignbridge District Council Tel: 01626 361101**

EPC: Energy Performance Asset Rating E

LEGAL COSTS: Each party to bear their own costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

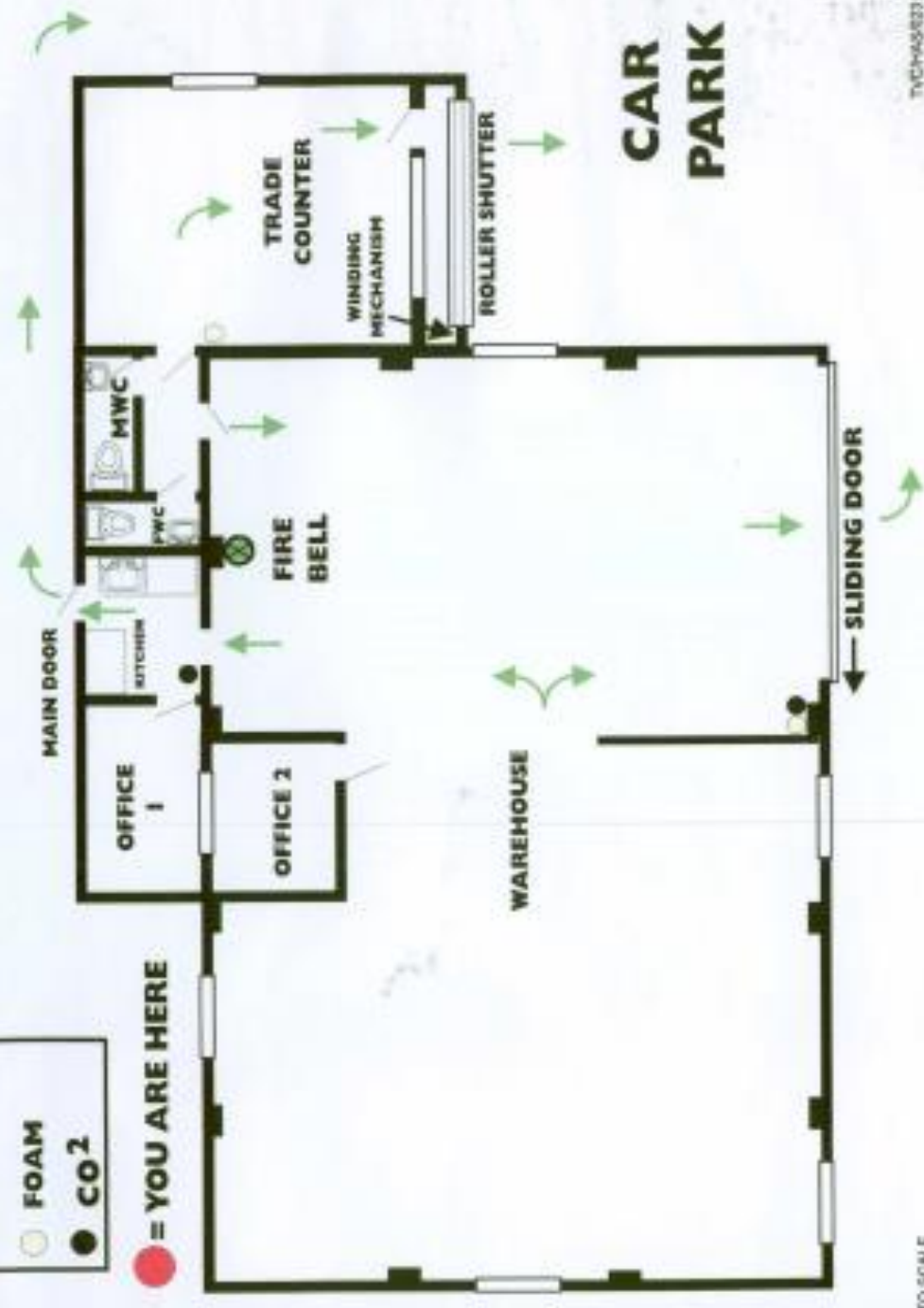
Strictly by prior appointment
Through the sole agents

HUDSON & Co.
Tel: 01392 497477 / 01548 831313
Contact: DAVID EDWARDS / SUE PENROSE
info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

EXTINGUISHERS
● FOAM
● CO₂

● = YOU ARE HERE



NOT TO SCALE

TVC445823 (Rev 1)