

1E Oak Tree Business Park

Ref No: 5435

Austin Close, Kingskerswell, Newton Abbot, Devon, TQ12 5JG



Modern High Spec Industrial Unit in Well Located Estate

Ground Floor and Mezzanine – GIA Approx. 184m² (1,981 sq ft)

Constructed in 2022 to a High Standard with Excellent Energy Efficiency

Flexible Layout with Mixture of Warehouse and Office Space

Excellent Connectivity to A380 Between Torquay and Newton Abbot

Annual Rental of £15,000 + VAT

Interested in this property?

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LOCATION

The property forms part of Oak Tree Business Park, a modern commercial estate developed in 2022 on the outskirts of Kingskerswell. The location benefits from a strategic position between Torquay and Newton Abbot, making it ideal for businesses servicing the Torbay, Teignbridge and South Devon area.

The estate enjoys excellent connectivity to the A380, providing access to Exeter and the M5 motorway network.

This location would particularly suit trade counter operators, light industrial businesses, e-commerce operators, storage and distribution companies, or office-based businesses seeking high-quality hybrid space with strong transport links.

DESCRIPTION

Unit 1E is a mid-terraced, recently constructed industrial unit built to a high specification and benefitting from a BREEAM Excellent design standard, resulting in strong energy efficiency credentials and a high EPC rating. The property is arranged over ground and mezzanine floors and offers excellent flexibility of use.

The ground floor (96m²) comprises a pedestrian entrance with roller shutter behind, leading into office/ reception area, connecting to the warehouse area accessed via a roller shutter loading door, with double glazed entrance doors set behind. The ground floor benefits from its own kitchenette facilities and a disabled WC. An enclosed staircase from the reception area leads to the mezzanine floor (88m²) which is currently arranged as open storage space, with its own kitchenette and WC facilities, a director's office and meeting room.

The unit benefits from an installed CCTV and alarm system, with existing accounts capable of being transferred to a new occupier. To the front of the unit is parking for 3 vehicles.

ACCOMMODATION

GROUND FLOOR - 96m² (Gross Internal Area).

RECEPTION

16' 5" x 11' 5" (5.00m x 3.49m)

Doors to warehouse and mezzanine.

WAREHOUSE

23' 0" x 22' 4" (7.01m x 6.81m) (max)

With roller shutter access and double glazed doors and a Kitchenette.

DISABLED WC

FIRST FLOOR - 88m² (Gross Internal Area).

OPEN STORAGE

23' 0" x 22' 4" (7.01m x 6.81m) (max)

With kitchenette.

WC

DIRECTOR'S OFFICE

21' 9" x 12' 7" (6.64m x 3.84m)

MEETING ROOM

16' 6" x 10' 0" (5.02m x 3.06m)

Total Approximate Gross Internal Area: 184m².

RENT

£15,000 per annum plus VAT. Rent is payable quarterly in advance.

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact terms to be agreed upon negotiation. Landlord's preference is for a six-year lease, with a tenant break clause and rent review at the third anniversary.

SERVICE CHARGE

A service charge is payable towards the maintenance of the estate, currently understood to be in the region of mid-£500s per annum plus VAT. Exact figures can be confirmed with the agents.

BUSINESS RATES

The rateable values are currently split as follows:

- Ground Floor: £7,200
- First Floor: £4,500

If occupied by a single entity, it is anticipated that the combined assessment would remain below £12,000. The property is anticipated to be eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

VAT

VAT is payable on the rent and service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC

The unit benefits from a BREEAM Excellent design and an EPC rating of an A.

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