



To Let

Prominent trade counter / warehouse unit in established trading estate with parking spaces and good access.

- Established commercial location
- Mid terrace
- Eaves height 5.5 m
- Other occupiers include Euro Car Parts, Topps Tiles and Screwfix

Unit A2

Kingsteignton Trading Estate, Pottery Road,
Kingsteignton, Newton Abbot, TQ12 3BN

1,827 sq ft

169.73 sq m

Reference: #44379

Unit A2

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Summary

Available Size	1,827 sq ft / 169.73 sq m
EPC	C (72)

Description

The property comprises a very prominently located main road terrace unit adjacent to a kitchen showroom which is due to open in January 2020. and SMC Garage Group. Other occupiers on the Estate include Booker, Jewson, Screwfix, Toolstation, Topps Tiles and Halfords Autocentres.

The property is of steel portal frame construction with steel sheet cladding to the upper elevations and external brickwork below. Access is via showroom doors to the front and back. A new showroom entrance with additional glazing to the front elevations can be provided to match Unit A1 if required; further information upon request. There are 6 allocated car parking spaces. The eaves height is approximately 18' (5.5m) and the premises benefit from mains electricity (including 3 phase), water, drainage and gas.

Location

The property is located on the Kingsteignton Trading Estate approximately 1.

5 miles north of Newton Abbot town centre. The Estate is close to a large retail concentration including Tesco, Matalan, Halfords, Next, Home Bargains and Costa. The Estate is also next to a Premier Inn/Beefeater and has excellent access onto the A380 with links to Torquay and Exeter together with the motorway network beyond. Newton Abbot is also well served by Intercity rail services.

Accommodation

Name	sq ft	sq m	Availability
Building	1,827	169.73	Available

Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed between the parties with 5 yearly rent reviews. The initial annual rental is upon request.

Services

Mains electricity (including 3 phase), water, drainage and gas are all connected to the property

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