

# Unit 15 Milber Trading Estate

Ref No: 3795

Newton Abbot, Devon, TQ12 4SG



## Industrial/Warehouse Property with Office Accommodation

Approx 830m<sup>2</sup> (8,934 sq ft) Comprising Open Warehouse, Smart Offices & Stores

Parking & Loading Forecourt Space for Approximately 12 Vehicles

A Rare Opportunity of this Size in this Location

Also Available To Let on a New Lease

£450,000 Freehold

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# Unit 15 Milber Trading Estate

Newton Abbot, Devon, TQ12 4SG

## LOCATION

The property is situated on Milber Trading Estate on the outskirts of Newton Abbot in South Devon.

Newton Abbot is a popular location for industrial/light industrial and distribution businesses serving the South West region, due to its convenient transport links. Milber Trading Estate is approximately half a mile from the A380 dual carriage way, providing nonstop dual carriageway links to Torbay to the South and the M5 and motorway network from Exeter to the North.

## DESCRIPTION

15 Milber Trading Estate is a detached industrial/warehouse unit with a two storey front extension providing offices and staff welfare space. To the front of the property is a road fronting forecourt with space for approximately 12 vehicles and tailgate loading.

The property would be suitable for a variety of industrial, light industrial, warehousing and distribution uses. Other uses may be considered (subject to any necessary Local Authority consents).

The accommodation briefly comprises:-

### GROUND FLOOR WAREHOUSE

615m<sup>2</sup> (6,619 sq ft)

### LOADING BAY

25.5m<sup>2</sup> (274 sq ft)

### REAR STORE

27.7m<sup>2</sup> (298 sq ft)

### ADDITIONAL STORE

7.5m<sup>2</sup> (80 sq ft)

Within the warehouse area there is currently a partitioned Kitchen and testing room.

From the main entrance:-

### RECEPTION

8.25m<sup>2</sup> (88 sq ft)

### GROUND FLOOR OFFICE

51.3m<sup>2</sup> (552 sq ft)

### MALE & FEMALE WC

### FIRST FLOOR

### MEETING ROOM

41m<sup>2</sup> (441 sq ft)

### ADMINISTRATION OFFICE

16.8m<sup>2</sup> (180 sq ft)

### DIRECTORS OFFICE

8.6m<sup>2</sup> (92 sq ft)

### BOARD ROOM

26.7m<sup>2</sup> (287 sq ft)

## EXTERIOR

To the front of the property is a parking loading forecourt.

## TENURE

The property is for sale Freehold with Vacant Possession.

The property is also available by way of a new Full Repairing and Insuring Lease, exact lease terms to be agreed by negotiation. Rent £35,000 per annum.

## BUSINESS RATES

2017 List: £34,250

**Please note: This is not Rates Payable.** For information on Rates Payable interested parties should contact the Local Billing Authority, Teignbridge District Council.

## LEGAL FEES

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

## VAT

VAT status to be confirmed.

## EPC AWAITED

## VIEWING

Viewing is by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

