

Flexible Commercial Premises

Ref No: 3900

Olympus Business Park, Kingsteignton Road, Newton Abbot, Devon, TQ12 2SN



Approx 10,000 sq ft Versatile Commercial Space in Newton Abbot

Mainly Open and Flexible Space

Suitable for Many Uses

Ramp and Lift Access Throughout

Suitable for Many Businesses

Rent in the Region of £50,000 Per Annum

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



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LOCATION

The property is located on Olympus Business Park a popular development of business units located on Kingsteignton Road in Newton Abbot, between the racecourse and the town centre. The estate is located approximately half a mile from the Kingsteignton junction of the A380 dual carriageway which links Torbay and South Devon to Exeter, Plymouth, the M5 and the wider Motorway network beyond.

DESCRIPTION

The premises comprises a large mainly first floor former gym premises. The accommodation is mainly open plan and currently arranged with open areas, offices and customer WC's.

The internal specification is flexible and can be adjusted or stripped by the incoming tenant to suit their own use and requirements.

The unit is accessed from ground floor level via a ramp to ground floor entrance doors. The access to the first floor is via a customer staircase or a disabled access passenger lift. There is a commercial kitchen on the ground floor.

ACCOMMODATION

The accommodation available comprises the following gross areas:-

GROUND FLOOR

Approximately 150m² (1,600 sq ft)

FIRST FLOOR

750m² (8,070 sq ft)

OUTSIDE

Parking and loading facilities will be made available to suit the requirements of the incoming tenant.

LEASE

The property is available by way of a new Fully Repairing and Insuring lease. Terms and lease length to be agreed.

RENT

Rental proposals are invited in the region of £50,000 per annum.

USE

The property will be suitable for a number of uses. Possible future uses may require a planning permission for a change of use which will be supported and where possible facilitated by the Landlords.

BUSINESS RATES

2017 List: £34,200.

Please note: This is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

LEGAL FEES

The in going tenant will be expected to make a reasonable contribution towards Landlord proper legal costs incurred in a leasehold transaction.

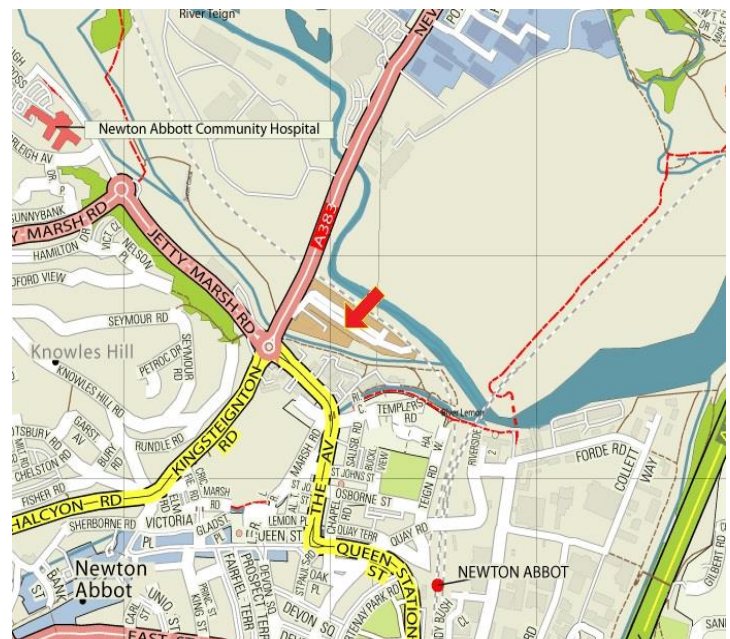
EPC RATING D

VIEWING

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

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.lettingbusinesspremises.co.uk



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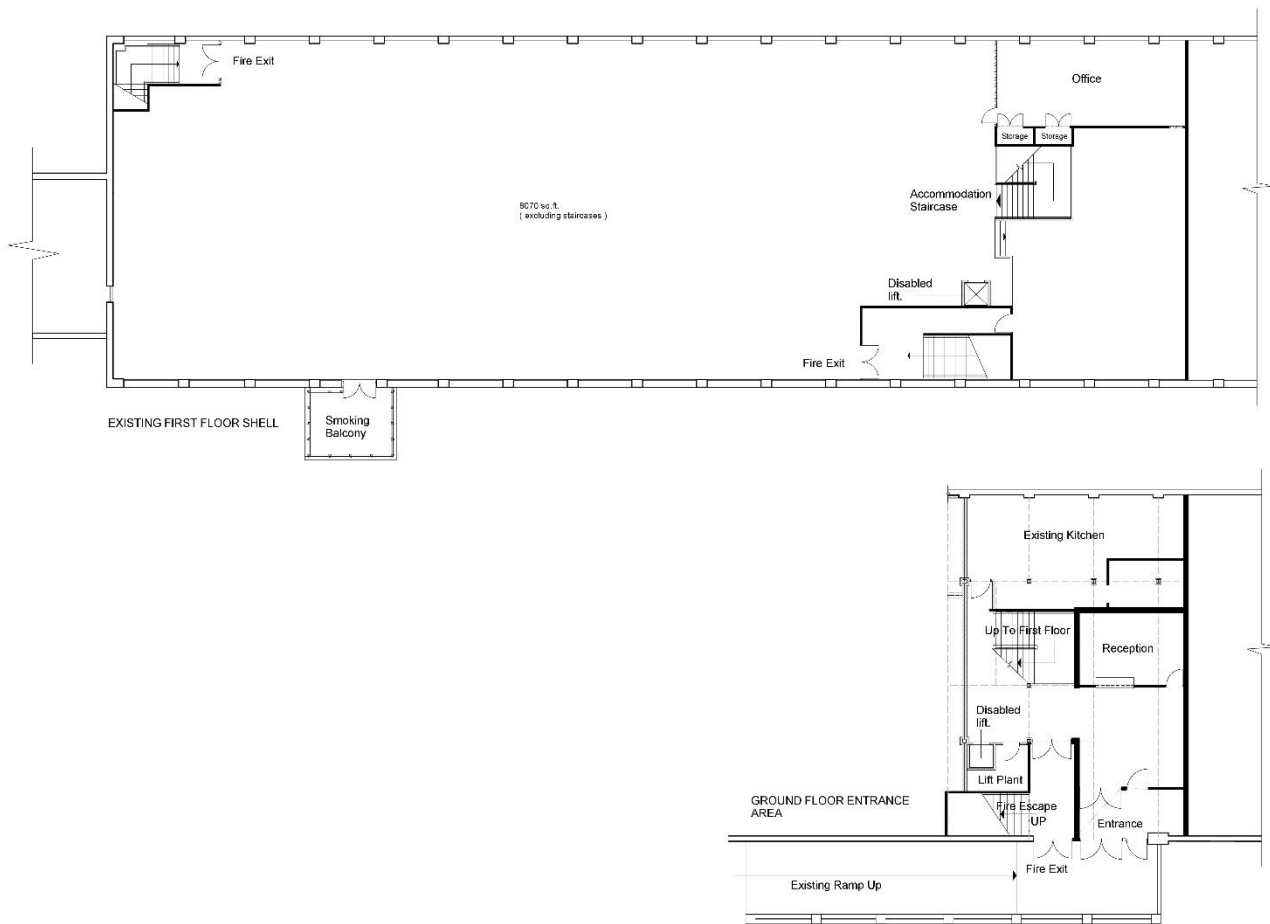
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1 Metre: PRINT SIZE: A3.

negotiate Ltd
 201 Enigma Unit
 Olympus Business Park,
 King Street Road, N/A

Shell Plan

201 Jan 18 1:100

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.

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