

# Unit 25 Olympus Business Park

Ref No: 4137

Kingsteignton Road, Newton Abbot, Devon, TQ12 2SN



## Large Industrial Unit Close to Newton Abbot Town Centre

Well Located on Popular Business Park

Suitable for a Variety of Uses Subject to Necessary Consent)

Gross Area Approx: 286m<sup>2</sup> (3,076 sq ft)

Allocated Parking Spaces (Plus Further Estate Parking)

Annual Rental of £15,000

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# Unit 25 Olympus Business Park

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## LOCATION

Olympus Business Park is located on the Kingsteignton Road in Newton Abbot between the Race Course and the Town Centre. With good road access links to Exeter, Plymouth and South Devon via the A30 Carriageway, this is a popular business location for a variety of occupiers.

## DESCRIPTION

The unit has both Loading (4m x 3.3m) and Personnel Door. Unit ceiling Height is approximately 3.5m. Modifications to design may be accommodated prior to completion. The accommodation would lend itself to retail / trade counter use as well as Light Industrial, Warehousing or possibly leisure (Subject to Planning).

The accommodation briefly comprises:-

## GROUND FLOOR

## GROSS AREA

Approx: 286m<sup>2</sup> (3,076 sq ft)

## KITCHENETTE

## LADIES & GENTS TOILETS

## OUTSIDE

Car Parking and Loading Area to the front of the property. Ample further unreserved parking on site.

## LEASE

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

## BUSINESS RATES

2017 List: £15,500.

**Please note this is not Rates Payable.** Interested parties are advised to contact the Local Billing Authority, Teignbridge Council as to Rates Payable.

## LEGAL FEES

The ingoing tenant may be expected to make a reasonable contribution towards Landlords proper legal costs on a Leasehold transaction.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

## EPC RATING D

### 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](http://www.lettingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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