

TO LET

MODERN LIGHT INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE ACCOMMODATION

Approximately 103.54 sq.m. (1,114 sq.ft) plus
Office accommodation of 12.72 sq.m (137 sq.ft)

**Unit 31a Milber Trading Estate
Milber
NEWTON ABBOT**



An excellent opportunity to acquire a new flexible lease on this industrial/warehouse unit with mezzanine office accommodation and reserved parking. Situated on this busy trading estate with easy reach of the A380 dual carriageway providing fast access to Exeter, the M5 motorway (Junction 29) and Exeter International Airport.

ALL ENQUIRIES

Tel: 01392 284800
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

This versatile unit is conveniently located close to the A380 dual carriageway linking Exeter with Torbay. The M5 motorway and Exeter International Airport are both within easy reach. There are excellent local amenities available in the nearby market town of Newton Abbot where there is also a mainline railway station.

The unit provides excellent storage/workshop space which includes a partitioned area suitable for additional office accommodation. There is a mezzanine floor which provides for a separate office and small reception area. There is an oil fired heating system, ladies and gentlemen's cloakrooms and four allocated parking spaces.

ACCOMMODATION

Brief details of the accommodation are as follows:

Personnel door to Lobby

Gents WC

Hand wash basin, low level WC, uPVC double glazed window.

Ladies WC

Hand wash basin, low level WC, uPVC double glazed window.

Workshop 11.78m x 8.79m overall (38' 8" x 28' 10")

Accessed by a sliding door measuring 3m wide x 3m high. Oil fired heater. Personnel door to side.

Office Area 4.93m x 3.04m (16' 2" x 9' 12")

With ample power points.

Metal staircase to Mezzanine with landing/reception area and

Office 4.16m x 3.05m (13' 8" x 10' 0")

Telephone point, power and lighting.

OUTSIDE

Reserved car parking for 4 cars.

LEASE

A new flexible lease is available on a full repairing and insuring basis.

RENT

£6,000 pax

VAT

We are advised VAT is not payable on the lease.

RATES

Interested parties should contact Teignbridge District Council on 01626 361101.

SERVICES

Mains water, electricity and drainage are available.

LEGAL COSTS

Both parties to pay their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with Drew Pearce for the attention of Mike Henderson or John Daborn.



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Property Ref: 60/2931

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property. **Floorplan For Illustrative Purposes Only.** Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.

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