

TO LET

Modern Trade Counter / Warehouse

Unit C2A

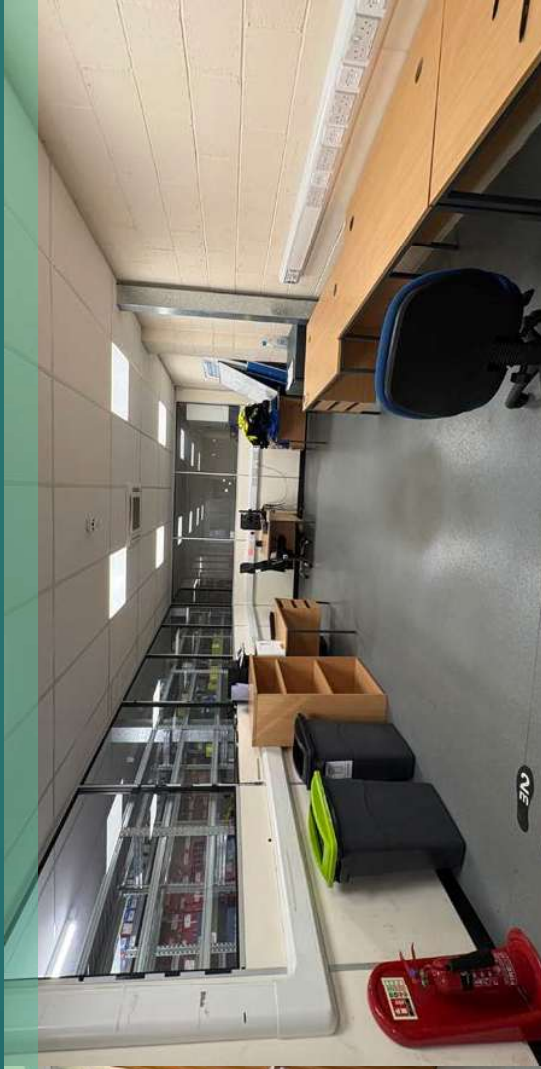
Kingstington Trading Estate,
Newton Abbot TQ12 3BN



HECTOR PEARCE

Intelligent real estate

8,199 sq ft (761.7 sq m)



Unit C2A

Kingsteignton Trading Estate, Newton Abbot TQ12 3BN

LOCATION AND SITUATION

Unit C2A is situated within the established Kingsteignton Trading Estate in Newton Abbot. The estate occupies a prominent position just north of Newton Abbot town centre, benefiting from excellent connectivity to the A380 South Devon Highway, which provides direct access north towards Exeter and south towards Torbay. The nearby A38 and M5 (Junction 31) further link the area to the wider regional and national motorway network. Newton Abbot railway station is also within easy reach, offering regular services along the mainline.

The unit is located within a well-established trading estate of mixed industrial, warehouse, and trade counter occupiers. The estate is well laid out with good circulation for commercial vehicles and easy access

to units. Unit C2A benefits from a practical setting suited to light industrial, storage, distribution, or trade counter uses, with on-site parking and loading facilities supporting day-to-day operations.

DESCRIPTION

The property is a mid-terrace industrial unit of steel portal frame construction with profile clad and brick elevations beneath a pitched roof. The accommodation is arranged over ground floor with a mezzanine level, providing a combination of warehouse, office, and ancillary space. Internally, the unit is configured as open plan warehouse accommodation with integrated office areas and staff welfare facilities. The mezzanine provides additional useful space for storage or supporting operational requirements. The property benefits from loading access via a roller shutter door, together with on-site parking.



ACCOMMODATION

Approximate Gross Internal Area, is provided as follows:

	Sq m	Sq ft
Ground Floor	383.4	4,127
Mezzanine / First Floor	378.3	4,072
Total	761.7	8,199

The mezzanine level within the premises is believed to have been installed by the current tenant.

TERMS

The property is available by way of new commercial lease to be held on a full repairing and insuring basis.

EPC

An Energy Performance Certificate (EPC) has been commissioned and will be made available upon receipt.

BUSINESS RATES

Occupiers are advised to make enquiries with the Valuation Office Agency regarding business rates. <https://www.gov.uk/find-business-rates>

CODE FOR LEASING

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT is applicable, at the prevailing rate.

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent(s). This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

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