

# Unit 17c Milber Trading Estate

Ref No: 3551

Newton Abbot, Devon, TQ12 4SG



## Light Industrial Warehouse Unit with Mezzanine Office Space

Three No Allocated Parking Spaces

Gross Internal Area 159m<sup>2</sup> (1,711 sq ft)

Suitable for Automotive

New Lease - Terms to be Agreed

Annual Rental of £7,000 + VAT

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



# Unit 17c Milber Trading Estate

Newton Abbot, Devon, TQ12 4SG

## LOCATION

Milber Trading Estate is an established Industrial Estate, close to Newton Abbot and strong road links giving access to Torbay via the South Devon Highway and Exeter and beyond via the Dual Carriageway.

Newton Abbot Town Centre is approximately two miles away.

## DESCRIPTION

A secure, light industrial warehouse unit, which forms one of three units within a detached building and benefits from generous mezzanine office space. A large forecourt and 3 parking spaces.

Access is by a side driveway to roller shutter door and pedestrian entrance.

The premises comprises:-

### GROUND FLOOR APPROX

15.14m x 7.59m (49' 8" x 24' 11")

### EVES HEIGHT APPROX

3.02m (9' 11")

### WC

### FIRST FLOOR MEZZANINE

### OFFICE

7.10m x 3.68m (23' 4" x 12' 1")

### STORE 1

2.53m x 3.40m (8' 4" x 11' 2")

### STORE 2

3.26m x 2.54m (10' 8" x 8' 4")

### KITCHENETTE

### WC

### OUTSIDE

Three parking spaces.

### LEASE

The Landlord is offering a new Full Repairing and Insuring Lease on flexible terms - to be agreed.

### VAT

Please note that the rent is subject to VAT.

## RATEABLE VALUE

2017 List: £6,100.

**Please note this is not Rates Payable.** Up to 100% relief available for eligible parties under the small business rates relief scheme. Interested parties are to make their own enquiries with the Local Billing Authority.

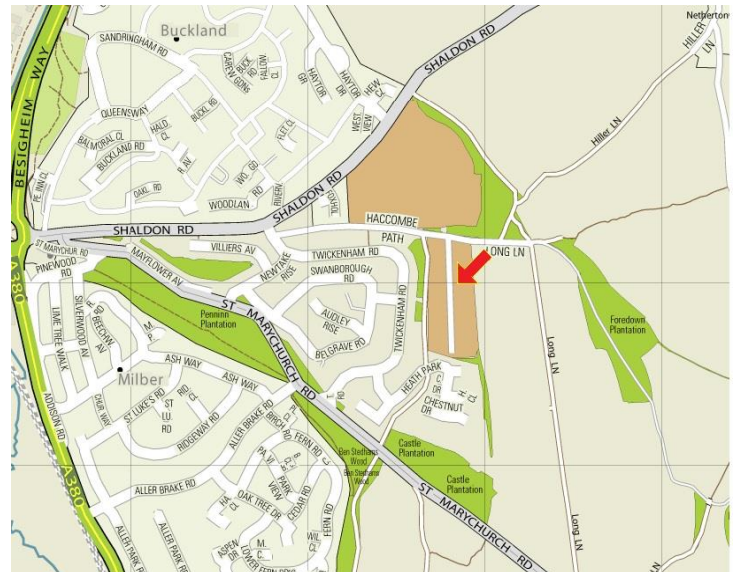
## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction by negotiation.

## VIEWING

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

## EPC RATING D



[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 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)

