

INDUSTRIAL
OFFICE
RETAIL

Substantial Industrial Unit on sought after Trading Estate with Offices and Parking

Approx. 18,165 sq.ft (1,687 sq.m), of which 2,639 sq.ft (235 sq.m)
is currently laid out as Offices / Studios plus a small ancillary Retail area

**Noon
Roberts** 
PROPERTY CONSULTANTS



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TO LET – Substantial and Prominently Located Industrial / Manufacturing Space
Approximately 1,687 sq.m (18,165 sq.ft) plus up to 24 Car Parking Spaces
Manor Works, Brunel Road, Newton Abbot, Devon, TQ12 4PB

SITUATION AND DESCRIPTION

The property occupies a prominent position on Brunel Industrial Estate, which remains Newton Abbot's premier trading estate. The estate has excellent accessibility to the local and regional road network being close to the Penn Inn Roundabout and the A380 dual carriageway, which links with the M5 motorway at Exeter and Torquay approximately 7 miles to the south. Newton Abbot town centre and the mainline railway station are within half a mile distance. Other occupiers on the estate include Teignbridge District Council, Bradfords Builders' Merchants, Yeo Valley, Harrier and Jewsons.

The building is a detached industrial building with two highway access points, one off Brunel Road and a further off a side road leading to the Council's recycling centre. A steel lattice roof sits on encased steel columns and this maximises clear working space below. The minimum clear working height to the underside of the frame is 2.70m with an increased height in between. The factory is light and airy with ample Perspex roof lights.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows: -

Internally, the accommodation is on one level and is finished to a high standard. It comprises a mixture of production space, offices and staff welfare facilities.

The workspace is flexible allowing the next occupier to 'adapt to suit'. The offices have carpeted floors and plastered and painted walls and ceilings. Heating is via a gas fired combi boiler with an aircon in some of the rooms.

Loading access to the production space is from the southern elevation via a roller shutter door (2.70 m x 2.54 m).

We have measured the property on a gross internal area basis in accordance with the RICS Code of Measuring Practice and estimate the areas to be 18,165 sq.ft (1,687 sq.m), of which 2,639 sq.ft (235 sq.m) are currently laid out as offices.

The premises have 24 car parking spaces in total situated on either side of the building.



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SERVICES

We understand that the premises have all mains services including a substantial, three phase electrical supply.

BUSINESS RATES

Rateable value: - £86,000 (2026 Valuation List)
For further information please contact the Business rates Department of Teignbridge District Council (01626 361101)

PLANNING

The building has planning consent for uses falling within Classes B1 (light industrial / office) and B2 (general industrial) use. Prospective tenants are advised to make their own planning enquiries with Teignbridge District Council in relation to any alternative uses (01626 361101)

LEGAL COSTS

Each party to bear their own legal costs in this matter.



Library Photo

LEASE AND RENT

A new 10 year FRI lease is available at a rent of £98,750 per annum with 3 yearly rent reviews. The lease will be contracted outside of the Landlord and Tenant Act. Early occupation could be available if required.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E 121. A full copy of the assessment is available on the agent's web site.

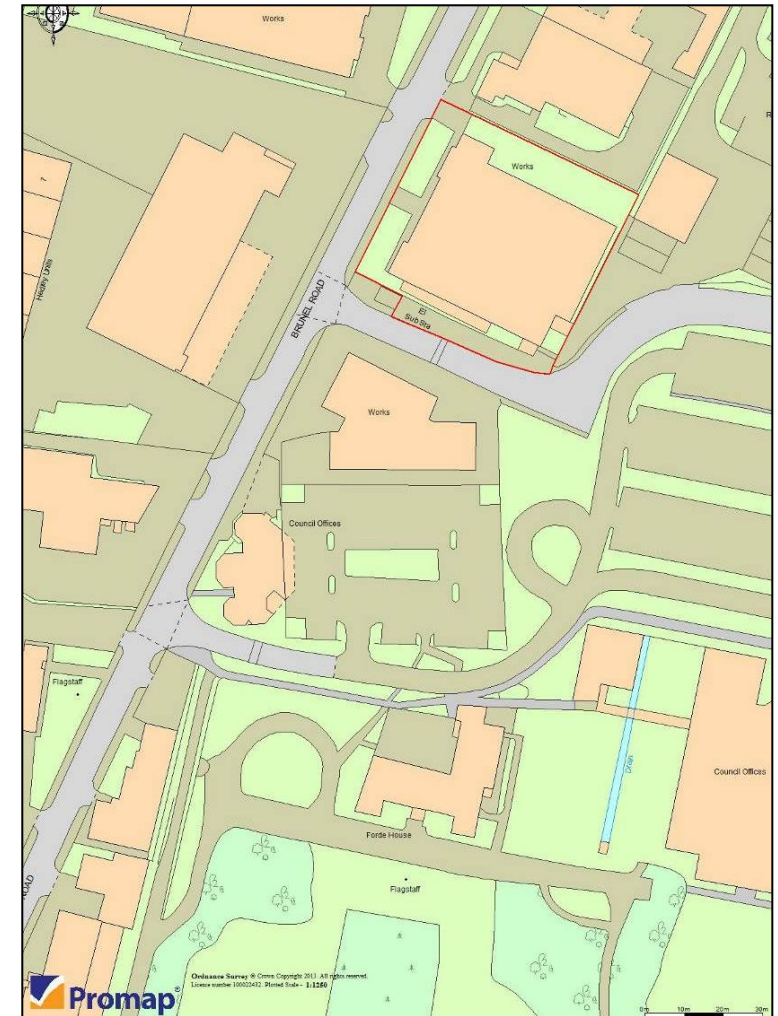
VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0097)



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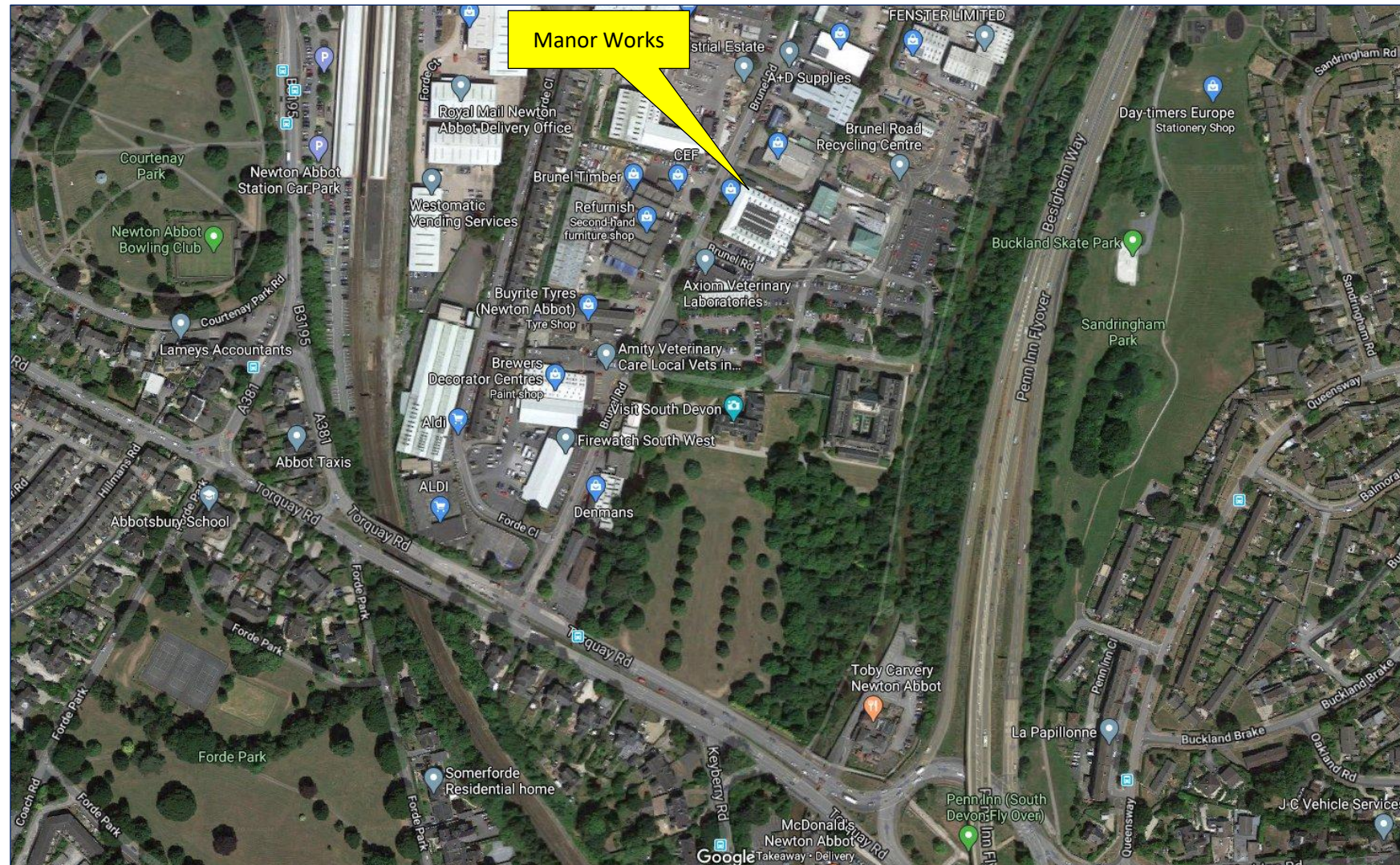
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30/06/2026, 14:13 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Manor Works Brunel Road NEWTON ABBOT TQ12 4PB	Energy rating E	Valid until: 26 October 2033 Certificate number: 2111-9180-5283-6862-9027
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Property type: Storage or Distribution
Total floor area: 1,689 square metres

Rules on letting this property

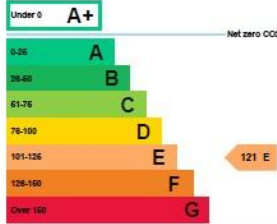
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Under 0 A+ Net zero CO2
0-25 A
26-40 B
41-55 C
56-70 D
71-85 E 121 E
86-100 F
101-125
126-150
Over 150 G

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 4 A

If typical of the existing stock: 15 A

<https://find-energy-certificate.service.gov.uk/energy-certificate/2111-9180-5283-6862-9027?print=true> 1/2

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Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	39.17
Primary energy use (kWh/m2 per year)	333

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/0795-4194-4482-3579-1312](#)).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Tom Le Gallez
Telephone	07860 611 568
Email	legallezsveys@outlook.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027881
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Le Gallez Surveys LTD
Employer address	13 Laura Grove, Paignton, TQ3 2LR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 August 2023
Date of certificate	27 October 2023

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