

OFFICES
INDUSTRIAL
RETAIL

Substantial detached Office Building on Ground and First Floors
of some 509 sq.m (5,485 sq.ft) with 26 Car Parking Spaces
on this premier Newton Abbot Business Park

Noon
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Substantial 2 Storey purpose built Office Building on the Brunel Business Park in Newton Abbot
Totalling some 509 sq.m (5,485 sq.ft) with 26 Car Parking Spaces

Bridge House, Collett Way, Brunel, Newton Abbot, TQ12 4PH

SITUATION AND DESCRIPTION

The building is located in Collett Way on the much sought after Brunel Estate, the prime Business Park in Newton Abbot. The premises are approximately 1 mile from Town Centre and yet just half a mile from the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant. This provides excellent access to the National motorway network, plus the mainline railway station which is also within easy walking distance. The estate contains a wide mix of users including Teignbridge District Councils offices, Bradfords Builders Merchants, Nashua, Grahams Builders Merchants, Royal Mail Sorting Office.

Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. Brunel is a mixed estate, with Collett way being mainly purpose built office buildings developed over the last 10 years. Bridge House was constructed as the Head Office building for Millwood Homes and subsequently has been occupied by the NHS, but is suitable for a variety of potential users with the benefit of the generous Car Parking allocation.

ACCOMODATION

Approached from the road via a security barrier to a shared Car Park with the adjacent Estuary Court, and the allocated car parking spaces. A glazed entrance door leads into a

Entrance Lobby **4.04m x 3.18m (13'6" x 10'5") max**
Carpeted with entrance barrier mat. Reception hatch to main office. Doors to inner lobby and door to ...

Interview Room **4.08m x 2.54m (13'4" x 8'4") max**
Window to front. Carpeted. Skirting trunking. Suspended ceiling with strip lighting.

Inner Lobby **5.90m x 2.94m (19'4" x 9'8") max**
Stairs to First Floor. Door to Cloakrooms and double doors leading to the main office ..

Inner lobby with doors to

Ground Floor Office **21.42m x 11.34m (70'3" x 37'3") max**
Spacious open plan office with windows to 3 elevations. Skirting trunking and floor boxes. Suspended ceiling and strip lighting. Radiators as fitted. Carpeted.



Meeting Room **5.74m x 3.87m (18'10" x 12'8") max**
Leading off the main office. 2 windows. Suspended ceiling with integrated strip lighting. Carpeted. Radiators. Skirting trunking.

Storage Cupboard **5.48m x 1.46m (17'11" x 4'9") max**
Useful store with shelving to 2 walls.

Kitchen **4.0m x 1.54m (13'2" x 5'0") max**
Range of wall and base units with stainless steel sinky unit and drainer inset into worktops. Space for fridge under. Tiled splashback. Window.

Gents Toilet
Separate WC cubicle plus 2 urinals and wash hand basin. Tiled floor and part tiled walls. Located within is a Gas fired wall mounted central heating boiler.

Ladies Toilet
2 WC cubicles and 2 wash basins. Tiled floor and part tiled walls.

Accessible Toilet
Low level WC suite and wash hand basin. Tiled floor and part tiled walls.

Stairs from the ground floor inner lobby lead up to a....

Landing **5.84m x 2.97m (17'11" x 9'9") max**
A door leased to the first floor restroom accommodation, with a pair of doors leading into the

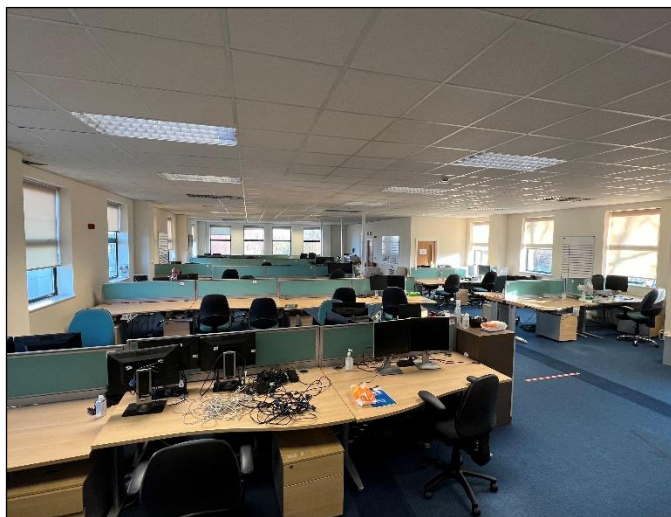
First Floor Office 21.47m x 11.39m (70'5" x 37'4") max
Light and airy open plan office with ample windows to 3 elevations. Suspended ceiling with integrated strip lighting. Carpeted. Skirting trunking to the perimeter walls with central floor boxes.



Server Room 3.78m x 2.43m (12'5" x 7'11") max
Window. Wall mounted air con unit. Benching to one wall.

Meeting Room 5.84m x 4.07m (19'2" x 13'4") max
Leading off the main office. 2 windows. Suspended ceiling with integrated strip lighting. Carpeted. Radiators. Skirting trunking.

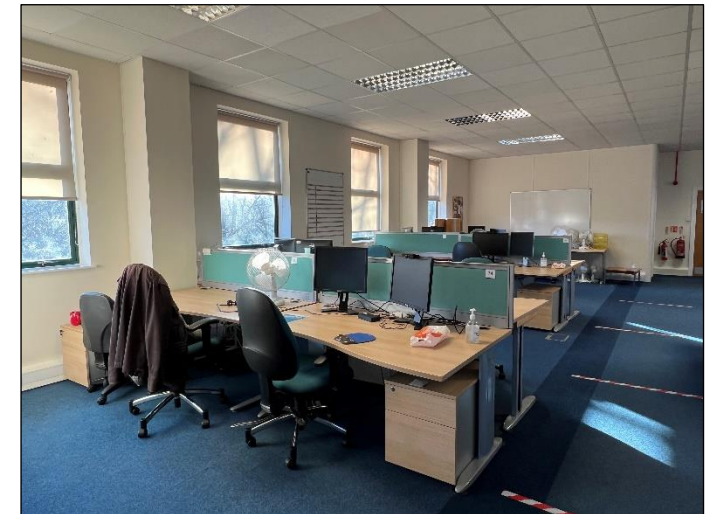
Kitchen 4.0m x 1.6m (13'2" x 5'3") max
Range of wall and base units with stainless steel sinky unit and drainer inset into worktops. Space for fridge under. Tiled splashback. Window. Vinyl flooring.



Leading off the landing area are the following

Shower Room

Glazed shower cubicle with Mira electric shower unit. Tiled floor and part tiled walls.



Gents Toilet

WC cubicle with 2 urinals and wash basin. Tiled floor and part tiled walls. Gas fired wall mounted central heating boiler.

Ladies Toilet

2 WC cubicles and 2 wash basins. Tiled floor and part tiled walls.

EXTERNALLY

The premises are approached from the road via a security barrier to a shared Car Park with the adjacent Estuary Court. Bridge House is at the far end of the site with the 26 allocated car parking spaces to the front, side and rear.

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LEASE

A new 6 or 10 year FRI lease is available with a mid-term upwards only rent review. A tenant's break can also be incorporated if required.

RENT

A rent of £62,000 per annum plus VAT is sought for this detached Office building with a generous car parking allocation on a sought after Business Park in Newton Abbot.

BUSINESS RATES

Rateable Value £47,000. (2017 Valuation)

For further information on the Rateable Value or the Business Rates Payable, please contact Teignbridge District Council Business Rates Department (01626 361101)

SERVICE CHARGE

A shared service charge is payable for the management of the landscaping and external areas etc. Full details are available from the agents on request.

COMMERCIAL EPC

An energy performance Certificate has been obtained for the property a summary of which can be found below. A full copy can be download from the web site. The rating is: C 53

LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transaction.

SERVICES

Mains water, drainage, gas and electricity are available to the building. We understand that high speed Broadband is also available. Interested parties should make their own enquiries of the relevant service providers.

VAT

We understand that VAT is payable on the rent and service charge on this occasion.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0670)



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Energy Performance Certificate

HM Government

Non-Domestic Building

Teignbridge Primary Care Trust
Bridge House, Collett Way
NEWTON ABBOT
TQ12 4PH

Certificate Reference Number:
0820-0332-5269-2790-9096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

53 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 607
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 32.54
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built
88 If typical of the existing stock

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