

To Let

Modern Hybrid Office and Storage Premises

- Situated within the popular Linhay Business Park, Ashburton
- Superb links to the A38 both North and Southbound
- Hybrid premises of approx. 2,500 sq. ft
- Ground floor storage with 9' roller shutter door
- Further office/ storage rear facing
- Front car park and loading bay
- Rent-free periods or fit-out contributions available subject to lease length and covenant
- EPC rating B
- Perfect for trade counter, e-commerce, workshop, office or distribution hub



Unit A1

Unit A1, Linhay Business Park, Ashburton, Newton Abbot, Devon, TQ13 7UP

Ref: CD-70183

Rent: Hybrid unit from £20,000 + VAT Per Annum

Summary

Situated within the well-regarded Linhay Business Park on the edge of Ashburton, this versatile hybrid commercial unit forms part of the ground floor of Unit A and offers an excellent opportunity for a range of business uses. The accommodation is ideally suited to occupiers seeking a combination of storage and office space, all conveniently arranged at ground floor level.

The unit benefits from a 9ft high roller shutter door providing easy access for loading and unloading, complemented by a dedicated loading bay and on-site parking to the front. The flexible layout lends itself well to a variety of uses including light industrial, trade counter, storage, or office-based operations requiring practical workspace.

Ashburton is a popular and vibrant market town located on the south-eastern fringe of Dartmoor National Park, known for its independent businesses and strong local economy. The town benefits from excellent connectivity, lying just off the A38, providing swift dual carriageway access to Exeter (approximately 20 miles /25 minute drive) and Plymouth to the south-west (approx 25 miles/30mins drive). This strategic location makes Linhay Business Park an attractive base for businesses looking to serve the wider South Devon and beyond

The Property

Unit A1 is positioned just off the main entrance of Linhay Business Park and conveniently tucked away behind the main car park ensuring the space remains very accessible, but also private!

Access from the car park, pedestrian entrance door gives access....

Front facing storage/ office (37'x 32') a highly versatile area benefiting from a 13' x 9' (single storey) roller shutter door providing direct loading access into the front portion of the unit.

Internal storage room (16'x 5')

Rear open plan office/ further store (37'x 37') accessed via two internal doors, or from the side entrance door, a further versatile space which could be utilised for office use, or further storage. The rear facing office area looks out of the car park with plenty of natural light.

Off the side entrance are WCs and room for a kitchen.

External Details

Fronting the unit is a car park for approx. 6- 8 vehicles and access to the roller shutter door via the loading bay.



Business Rates

Unit A is currently occupied by a solo tenant, with the ground floor to be made self-contained, therefore will require the area to be re-rated by the VOA.

With the VOA listing ground floor offices at £89.25 m2 on the estate, we could approximate the likely rateable value should be in the region of £20,700.

Services

We understand that mains water, electricity and drainage are connected to the property.

Tenure

To let- with a guide rental in the region of £20,000 + VAT. A new full repairing and insuring lease will be made available with all further terms to be agreed, with an addition of a service charge to cover utilities, insurance, maintenance- service charge figure to be confirmed.

No direct approach to be made to the premises; please direct all communications through Charles Darrow. Viewing strictly by appointment only.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

To arrange a viewing please contact:

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Director

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