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PROPERTY CONSULTANTS

FOR SALE/ TO LET

Former Roadform Premises

Unit 32 Milber Trading Estate, Newton Abbot, TQ12 4SG

3,132 sq. ft Warehouse Units with 2,906 sq. ft office block, formerly known as Roadform House.

6,038 sq. ft total (560 sq. m) on a 0.753-acre secure site (32,800 sq. ft.)

Location

Milber Trading Estate is a well-established commercial estate located in Newton Abbot, Devon, approximately 1.5 miles east of the town centre.

The estate occupies a highly accessible position close to the Penn Inn roundabout and the A380 dual carriageway, providing excellent road connections to Exeter (approximately 18 miles to the north), Torquay and the wider South Devon area.

The estate is home to a diverse mix of trade counter, industrial, warehouse and service-based occupiers, making it a popular business location within the Newton Abbot area. Occupiers in the vicinity include RD Johns, iBounce Trampoline Park and Nutri-Link.

Newton Abbot railway station is located approximately 1.5 miles from the estate and provides regular services to Exeter, Plymouth, Bristol and London Paddington, while the A380 offers direct access to the M5 motorway at Exeter.

M5



14 miles

Exeter

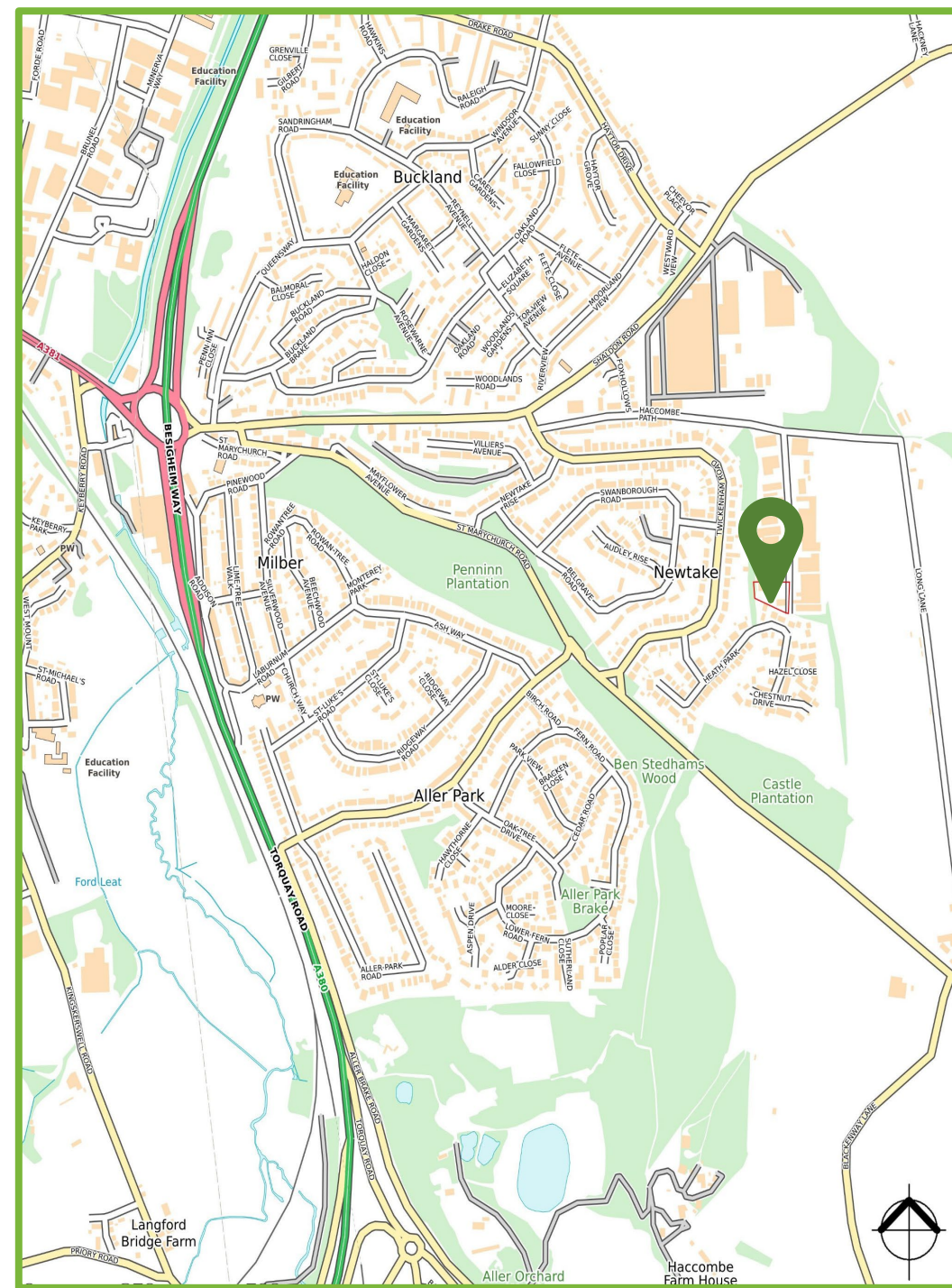


18 miles

**Railway
station**



1.5 miles



Accommodation

Description

Occupying a secure site of approximately 0.75 acres, the property comprises a well-appointed two-storey office building together with two modern warehouse/workshop units.

Constructed around a steel portal frame, the warehouse units benefit from mezzanine storage, 3 no. roller shutter doors and a minimum eaves height of 5m. The units are due to undergo external redecoration prior to being re-let or sold.

The site also benefits from generous external yard areas, providing ample space for vehicle circulation, loading and outdoor storage.

The office building provides high-specification accommodation over two floors, featuring a range of meeting rooms, boardrooms and open-plan offices, supported by excellent staff amenities including a modern kitchen and contemporary WC facilities.

Parking

The accommodation benefits from 16 parking spaces, in addition to generous yard space.

Services

We are advised that all mains' services are connected to the premises.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
Ground Floor Offices	1,630	151.43
1 st Floor Offices	1,276	118.54
Warehouse 1	1,767	164.16
Warehouse 1 Mezzanine	114	10.59
Warehouse 2	874	81.2
Warehouse 2 Mezzanine	377	35.02
TOTAL	6,038	560.94

Truck parking



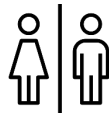
On-site parking



Office content



WC facilities



Kitchenette



Eaves height
5m minimum

Planning | Rates | EPC | Terms | Price

Planning

We are verbally advised that the accommodation has planning consent for Class B2, B8 use, but any occupier should make their own enquiries to the Planning Department of Teignbridge District Council.

Tel: 01626 216200 or <https://www.teignbridge.gov.uk/planning-and-building-control/>

Business Rates

Current rateable value (from 1st April to present): **£39,000**

Interested parties should make their own enquiries to Teignbridge District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

[Summary valuation - Valuation Office Agency - GOV.UK](#)

Energy Performance Certificate

The EPC Rating is 68C, and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

AML

A successful tenant/ purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Rent

The unit is available to let for £70,000 + VAT per annum.

Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Sale Price

The freehold interest in the property is offered for £835,000 + VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective Tenant/ purchaser prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent or purchase price.

We recommend that the prospective tenants/ purchasers establish the VAT implications before entering into any agreement.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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