

REFERENCE: 6027 – Newton Abbot Devon



Freehold Office Investment Let to Galliford Try Properties Ltd. – Newton Abbot Devon

ADDRESS: Homeside House, Decoy Industrial Estate, Silverhills Road, Newton Abbot Devon TQ12 5ND

- Freehold office Investment
- Let to Galliford Try Properties Ltd with guarantee until 2016.
- Modern Air Conditioned Office Building with 40 car Spaces.
- Approximately 10,970 Sq. Ft.
- The property is held in a single purpose vehicle.

LOCATION

Newton Abbot is a prosperous market town with a catchment population of approximately 124,000. The town is located on the A380 trunk road, approximately 14 miles south of Exeter, 7 miles north of Torquay and some 33 miles east of Plymouth. The Decoy industrial estate is an established business location some 2 miles south of Newton Abbot town centre. The estate is accessed from Kinskerswell Road. The property is located at the end of Silverhills Road.

DESCRIPTION

The property comprised a two storey office building with office accommodation on ground and first floor. The property benefits from air conditioning throughout and approximately 40 car parking spaces.

ACCOMMODATION

Ground floor (Reception) : 217 Sq. ft., Ground floor (office) : 5,104 Sq. ft., First floor (Offices) : 5,649 Sq. ft., Total : 10,970 Sq. ft.

TENANCY

Let to Galliford Try properties Ltd with a guarantee from Galliford Try Plc, for a term of 10 years from 3 March 2006 until 2016 on a full repairing and insuring lease with a current rent of £137433 pa. The property is occupied by Midas Homes who are a subsidiary of Galliford Try Plc.

RENT

£137433 pa

TENURE: Freehold **VAT IS:** Applicable

PRICE: Offers in excess of £1,550,000- 8.9% net

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