



**To Let**

**£16,000 pax**

Unit 2G Oak Tree Business Park, Kingskerswell,  
Newton Abbot, Devon TQ12 5LB

Approx. 2,000 Sq Ft  
(185.8 Sq M)

## Summary

- High specification business unit to let
- Total: Approx. 2,000 sq ft (185.81 sq m) sq m)
- Premier business hub location
- Good transport links
- Flexible accommodation
- BREEAM 'Excellent' accreditation
- 2 allocated parking spaces

### Location:

Oak Tree Business Park is a brand new commercial development Near Newton Abbot in South Devon. The site will provide up to 80,000 sq ft of contemporary commercial space with units suitable for business, general industrial and storage and distribution, located conveniently close to the A380 South Devon Highway.

Oak Tree Business Park offers a highly desirable location for businesses. Situated in Kingskerswell just 2.2 miles south of Newton Abbot, road connections are superb with the proximity of the A3080. As part of site planning, new vehicle and pedestrian access to the site will be created from Old Newton Road.

There are excellent rail links with the busiest mainline rail station in Devon outside Exeter and Plymouth and a rail link to Torbay. It also has strong transport links to with Plymouth and Cornwall via A38, Torbay and Exeter via the A380 and on to the M5.

### Description:

The units are to be built to the highest standards of construction and energy efficiency using the latest insulated panel technology, roof mounted solar panels and EV charging capability, offering flexible accommodation for ingoing occupiers.

The property benefits from the following:

- Flexible accommodation
- Allocated parking
- Electrically operated roller door
- Excellent transport location
- BREEAM Excellent design
- EV charging and solar PV
- Fibre broadband

\*Please note that a Vickery Holman employee has an owner interest in this property.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground floor	92.90	1,000
Mezzanine	92.90	1,000
Total	185.80	2,000

### Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

### Planning:

The unit benefits from E, B2 and B8 Use Class.

### Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

The unit is available on a full repairing and insuring basis on terms to be agreed.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### VAT:

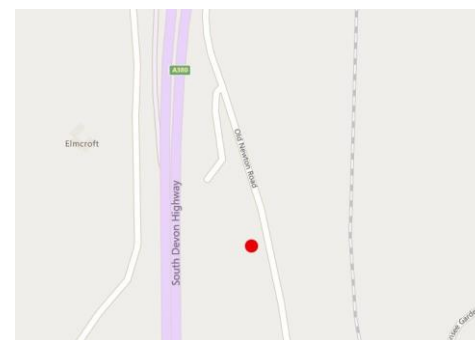
VAT is applicable to the rent and service charge.

### Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



### CONTACT THE AGENT

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