

OFFICE  
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A substantial Industrial / Warehouse Unit on a site of 1.1 Acres  
on the sought-after Heathfield Industrial Estate near Newton Abbot

Noon  
Roberts |   
PROPERTY CONSULTANTS



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Offers are sought in excess of £1,250,000 for the Freehold  
Industrial / Warehouse of approx. 1,411 sq.m (15,186 sq.ft) with Parking and large Yard totalling 1.1 Acres  
**1 Fairfax Road, Heathfield, Newton Abbot, Devon, TQ12 6UD**

### SITUATION AND DESCRIPTION

The premises are prominently located on the corner of Cavalier Road and Fairfax Road just off the main estate spine road of Battle Road in the centre of this busy Industrial Estate. Heathfield occupies a most convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making it a favoured site for businesses covering the whole of Devon, and benefiting from its central and strategic location. Exeter is 18 miles and Plymouth 40 miles distant. Other business centres are Newton Abbot which is approximately 5 miles and Torquay which is 12 miles distant.

The premises comprise a substantial Industrial / Warehouse Unit of approx. 1,324 sq.m (14,246 sq.ft) with offices and welfare on the Ground Floor of approx. 87 sq.m (939 sq.ft). The premises are currently arranged as a loading bay with substantial Chiller and Freezer areas leading off together with a staff room / kitchen, drying room, office and toilet accommodation. To the front of the unit are 3 loading doors with a further loading bay on the side elevation. The unit is well sited on a site of approximately 1.1 Acres which includes a large yard to the side of the premises. The site is securely fenced with 2 access points from Fairfax Road. The premises have over recent years been used for the storage and distribution of frozen and chilled foods, but would be suitable for a wide range of occupiers including manufacture, warehousing or for an Investor to acquire and let the premises, subject to the usual consents.

#### ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows: -

The property is accessed from Fairfax Road via 2 access points, the front access into a yard area with the main loading bays, the side leading into a large Yard area with ample.

**Loading Bay** **15.73m x 11.68m (51'7" x 38'4") max**  
3 dock level loading bays with roller shutter doors. Forklift access to ....

**Chiller** **13.33m x 11.73m m (43'9" x 38'6") max**  
Concrete floor. Currently arranged as a substantial chiller room. Overhead lighting.

**Freezer** **31.33m x 29.07m (102'9" x 95'4") max**  
Substantial Freezer with forklift access. Overhead lighting. Concrete floor.

Leading off the warehouse area are the following .....

**Kitchen / Staff Room** **5.95m x 4.96m (19'6" x 16'3") max**  
Windows to the front and side. Part carpeted and part vinyl floor. Range of wall and base units with worktop and inset stainless steel sink unit with single drainer. Fridge under. Power and light as fitted.

**Drying / Staff Changing Room** **3.83m x 2.57m (12'6" x 8'5") max**  
Carpeted. Strip lighting and power as fitted.

**Office** **3.84m x 2.54m (12'7" x 8'4") max**  
Window to front. Strip lighting and power as fitted. Carpeted.

**Gents Toilet**  
WC cubicle and urinal with 2 wash hand basins.

**Ladies Toilet**  
WC cubicle with 2 wash basins.

**Entrance Lobby** **5.81m x 2.63m (19'1" x 8'8") max**  
Laminate flooring. Glazed door and adjoining glazed panel. Stairs to ...

**Side Store** **7.49m x 3.96m (24'7" x 13'0") max**  
2 sliding doors. Concrete floor. Power and light as fitted.

**Plant Room** **8.43m x 5.10m (27'8" x 16'9") max**  
Currently housing the plant for the chiller and freezers. Stainless steel sink with single drainer. Strip lighting. Roller shutter door and pedestrian door. Concrete floor.

**Toilet**  
WC cubicle, urinal and wash basin.

#### EXTERNALLY

To the front of the Unit is a loading area for accessing the 3 roller shutter door. To the side is a large tarmac yard with a further loading door offering ample parking for cars or lorries. The site is securely fenced with attractive landscaping to the front.

#### PRICE AND TENURE

Offers are invited in excess of £1,250,000 for the freehold of this substantial Industrial / Warehouse premises on a spacious site in a prominent location on the popular Heathfield trading estate.

#### VAT

We understand that VAT is chargeable on the sale of the premises.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested; a copy can be downloaded from the web site. The Rating is:

#### LEGAL COSTS

Each party to bear their own legal costs in this transaction.

#### BUSINESS RATES

Rateable Value: £80,500 (2023 Valuation List)  
For further information please contact the Business rates Department of Teignbridge District Council (01626 361101)

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**VIEWING**

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0773)

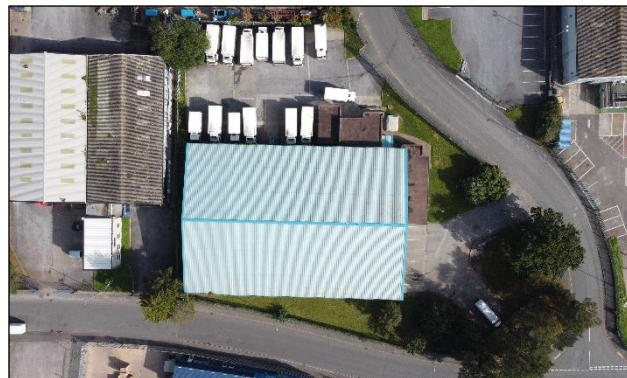


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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

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