

OFFICE  
INDUSTRIAL  
RETAIL

A substantial Industrial / Warehouse Unit on a site of 1.2 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 £1,700,000 for the Freehold  
Industrial / Warehouse of approx. 2,062 sq.m (22,196 sq.ft) with Parking and large Yard totalling 1.2 Acres  
**21 Fairfax Road, Heathfield, Newton Abbot, Devon, TQ12 6UD**

### SITUATION AND DESCRIPTION

The premises are prominently located fronting 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. 1,810 sq.m (19,483 sq.ft) with offices and welfare on Ground Floor and first floors of approx. 252 sq.m (2,712 sq.ft). The premises are currently arranged as a substantial high bay Warehouse with minimum eaves of 6.98m rising to 7.85m (22'11" rising to 25'9") with a dedicated loading bay with 4 roller shutter doors. The offices are located at the front of the premises and are on Ground and First floors. The unit is well located at one end of the site which extends to approximately 1.2 Acres with a large secure yard / Lorry parking area to one end. The premises have over recent years been used for the storage and distribution, 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 a gated entrance into a large Yard area with the main loading bays.

**Warehouse Area No 1** **73.14m x 15.8m (239.11" x 51'10") max**  
High level warehouse area. Concrete floor. Translucent roof panels. Overhead LED lighting on motion sensors. 4 dock level loading bays with roller shutter doors. Forklift access to ....

**Warehouse Area No 2** **66m x 10.89m (216'6" x 35'9") max**  
High level warehouse area. Concrete floor. Translucent roof panels. Overhead LED lighting on motion sensors.

**Rear Store** **6.7m x 4.05m (21'11" x 13'3") max**  
Translucent roof lights. Roller shutter door from main warehouse.

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

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

From Fairfax Road, an entrance door leads to ...

**Reception Area** **3.53m x 2.93m (11'7" x 9'7") max**  
Door to warehouse, stairs to first floor. Cupboard with under floor heating controls and electric boiler. Doors to .....

**Warehouse Office No 1** **9.24m x 3.29m (30'4" x 10'9") max**  
Leading off the warehouse area. Strip lighting and power as fitted. Underfloor heating. Suspended ceiling with LED lighting. Air con unit.

**Kitchen / Staff Room** **6.03m x 3.63m (19'9" x 11'11") max**  
3 windows to front. Vinyl floor. Suspended ceiling and strip lighting. Stainless steel sink with single drainer. Cupboards under. Dishwasher.

**Meeting Room** **5.23m x 2.69m (17'2" x 8'10") max**  
Door to kitchen and to warehouse. Suspended ceiling with strip lighting. Power as fitted.

**FIRST FLOOR**  
Stairs from reception lead up to ...

**Office No 2** **6.41m x 5.17m (21'0" x 16'11") max**  
Windows to 2 elevations. Wall mounted air con unit. Carpeted. Trunking to 3 walls. Suspended ceiling with LED lighting. Radiator.

**Toilet** - WC cubicle with wash hand basin. Radiator.

**Toilet** - WC cubicle with wash hand basin. Radiator.

**Office No 3** **8.41m x 7.85m (27'7" x 25'9") max**  
Windows to front. Carpeted. Suspended ceiling and LED lighting. Trunking to 2 walls. Radiator. Wall mounted air con unit.

**Office No 4** **6.09m x 5.68m (19'11" x 18'8") max**  
3 windows to end elevation. Radiator. Carpeted. Suspended ceiling with LED lighting. Wall mounted air con unit. Gas fired boiler.

**Office No 5** **6.08m x 2.49m (19'11" x 8'2") max**  
Window to 2 elevations. Radiator. Wall mounted air con unit. Suspended ceiling with LED lighting. Glazed panel to main office.

#### EXTERNALLY

To the front of the Unit is a parking area with the main loading area to the side with 5 roller shutter loading doors, 4 with loading dock access. This yard also offers ample parking for cars or lorries plus a wash bay. The site is securely fenced and gated.

#### PRICE AND TENURE

Offers are invited in excess of £1,700,000 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.

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#### 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: £90,000 (2023 Valuation List)

For further information please contact the Business rates Department of Teignbridge District Council (01626 361101)

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0774)



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