

INDUSTRIAL
OFFICE
RETAIL

TO LET

WELL LOCATED LIGHT INDUSTRIAL / WAREHOUSE UNIT WITH LARGE FIRST FLOOR OFFICE AND PARKING

Approx 216 sq.m (2,325 sq.ft) Ground floor workshop plus part mezzanine floor of 59 sq.m (635 sq.ft) totalling some 275 sq.m (2,960 sq.ft)

**UNITS 18 & 19 SAMARA BUSINESS PARK,
CAVALIER ROAD, HEATHFIELD
DEVON, TQ12 6TR**



A Modern Industrial / Warehouse / Trade Counter unit conveniently located on the Heathfield Industrial Estate which is adjacent to the A38 dual carriageway. The premises are well fitted with a large open plan office on the first-floor mezzanine, and would suit a wide variety of different users.

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SITUATION AND DESCRIPTION

The Samara Business Park is located in Cavalier Road just off the main estate spine road of Battle Road and adjoining the Teignbridge Enterprise Agency complex. 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 approximately 18 miles distant, with Plymouth 40 miles distant. Other local business centres are Newton Abbot which is approximately 5 miles and Torquay which is approximately 12 miles.

The units have been constructed to a good standard, comprising a steel portal frame with lower elevations of facing bricks externally to 2.2m and faced blockwork internally, to the same height, with plastic coated profiled steel cladding, incorporating an insulation quilt and internal lining to the upper elevations. The eaves height is approximately 5 metres. The roof has plastic coated profiled steel cladding, insulation quilt and internal lining but also incorporates approximately 10% double skin roof lights. The floor is power floated concrete. The unit would suit a variety of different users, subject to the usual consents, including light industrial, manufacture and assembly, warehousing, a trade counter use or for office and training due to the first floor offices on the part mezzanine floor.

ACCOMMODATION

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

Workshop **13.89m x 7.76m (45'7" x 25'5") max**

Approached from the courtyard area via a pedestrian door or a full height roller shutter door providing excellent vehicular access. Overhead lighting and power as fitted. Concrete floor. Good natural light from translucent roof panels. A gas fired central system has been installed with radiators as fitted. Constructed within the unit is a



Leading off the above is the second Unit which is arranged as follows:-

Reception Area **4.30m x 3.80m (14'1" x 12'5") max**

Glazed entrance door from parking area. Strip lighting and power as fitted. Radiator. Gas fired wall mounted central heating boiler.

Toilet

Separate WC cubicle with wash hand basins.

Shower Room

Glazed wide shower cubicle with mixer shower. Heated towel rail.

Kitchen **4.89m x 2.45m (16'0" x 8'0") max**

Range of wall and base unit with worktop and inset stainless steel 1½ bowl sink unit. Tiled splashback. Fitted fridge, dishwasher and microwave. Radiator.



Meeting / Training Room **5.39m x 3.78m (17'8" x 12'4") max**

Carpeted. Roller shutter door with glazed screen behind providing good natural light. Spot lighting. Power as fitted. Doors to

Workshop / Store No 1 **5.03m x 2.23m (16'6" x 8'2") max**

Fitted range of base units to 2 walls under worktop. Concrete floor. LED lighting and power as fitted.

Rear Workshop / Store **7.74m x 4.50m plus 2.57m x 2.57m (25'4" x 14'9" plus 8'5" x 8'5") max**

Plumbing for commercial sink. Window to rear. Power as fitted. Translucent roof lights. Full height area.

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Stairs lead up from the rear workshop to a landing with door leading to

FIRST FLOOR

Mezzanine Office

7.77m x 3.95m plus 5.14m x 5.03m
(25'3" x 12'11" plus 16'10" x 16'6") max

Large L shaped open plan office with suspended ceiling and integrated LED lighting. Power as fitted. 3 windows to the rear overlooking the workshop plus window to the front overlooking the front courtyard. And a glazed screen behind the roller shutter door. 3 Radiators as fitted.



EXTERNALLY

The premises benefits from a large level concreted loading and unloading area to the front of the unit making access to the roller shutter doors easy for all sized vehicles including articulated lorries. The unit has reserved car parking for up to 6 vehicles in the courtyard to the front.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested for the premises. Full details from the agents.

SERVICES

All mains services are available to the unit including 3 phase electricity, gas, mains water and drainage. We also understand that both high speed broadband and fibre are available. Interested parties are advised to check with the relevant service providers to establish if the required service is available.

TENURE

A new six-year lease is available, contracted outside of the Landlord and Tenant Act 1954 part 11, with an upwards only rent review at the end of the third year. A tenant only break clause is also available at the end of the third year providing 6 months prior written notice.

RATES

Rateable Value: - £ 16,500 (2023 valuation list)

For the Business Rates payable, please contact Teignbridge District Council Business Rates Department (01626 361101)

RENT

£27,750 per annum plus VAT is sought for a new 6 year lease, contracted outside of the Landlord and Tenant Act, with a rent review and tenant only break clause at the end of the 3rd year providing 6 months prior written notice. Rent incentives are available for an early occupation. Full details on request.

The rent will include all external repairs and decorations of the unit, the estate roads and all parking and landscaping areas. Also included in the rent will be the buildings insurance. The tenant will therefore only be responsible for the internal repair and decoration of the unit, contents insurance and any services used

VAT

VAT is payable on the rent on this occasion.

LEGAL COSTS

A contribution of £395 plus VAT. is required towards the landlord's legal and administration costs in setting up the lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0136)



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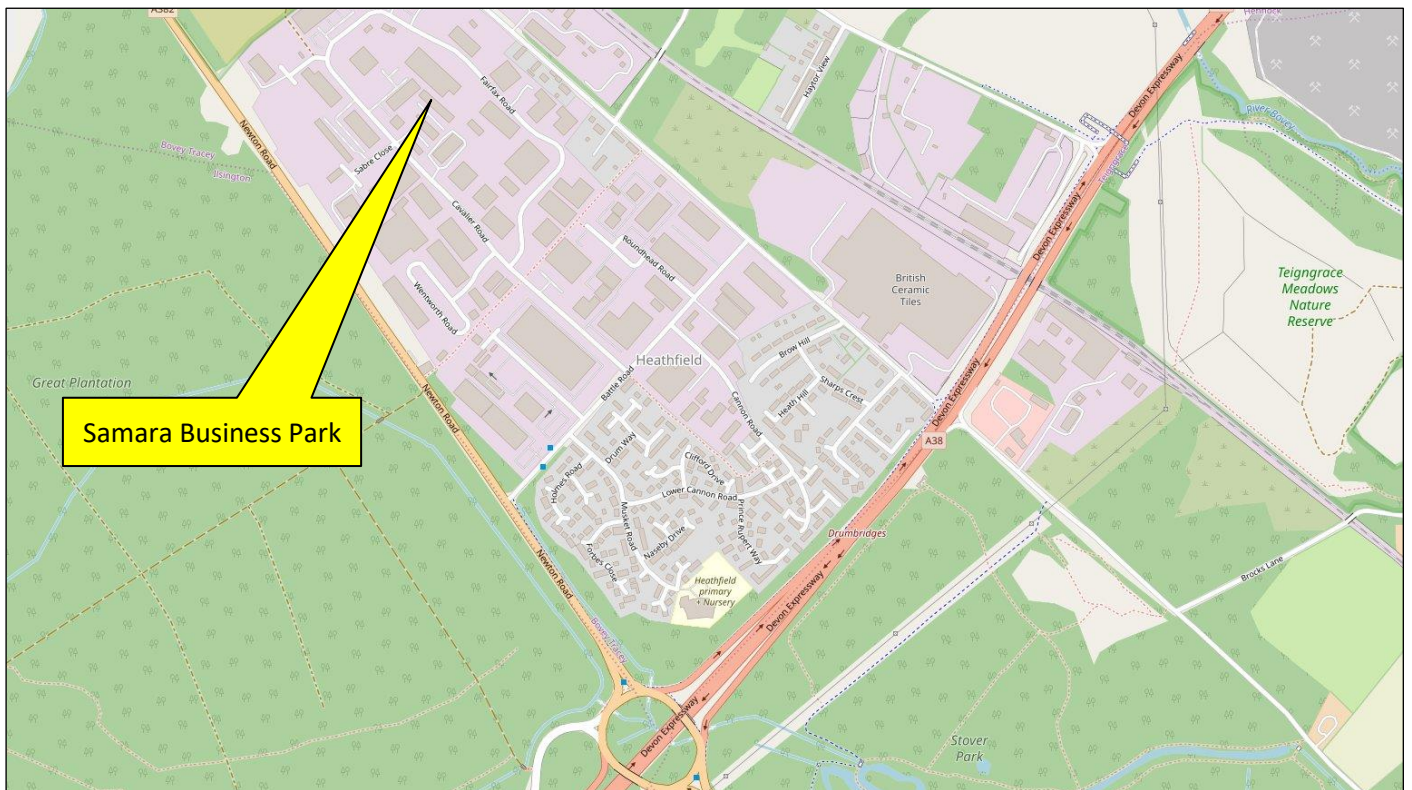
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