

TO LET

INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT WITH MEZZANINE AND PARKING

Approx. 280 sq.m (3,013 sq.ft) with Mezzanine Floor of 63 sq.m (678 sq.ft)
therefore totalling some 343 sq.m (3,692 sq.ft) plus allocated car parking

**UNIT B, 1 BATTLE ROAD, HEATHFIELD,
NEWTON ABBOT, DEVON, TQ12 6RY**



This forms a range of Industrial / Warehouse and Trade Counter units on a prominent corner fronting Battle Road and Old Newton Road just off the main estate spine road which runs through the centre of this busy and popular estate. The unit is suitable for a variety of users including warehousing, Trade Counter or light industrial use, with a useful part mezzanine floor at the rear and a large roller shutter offering good vehicular access.

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M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises occupy a most convenient position on the estate, strategically located adjoining the A38 Exeter to Plymouth dual carriageway. This links with the M5 motorway at Exeter providing excellent communications to Bristol, London and the country's motorway network. Other local business centres are at Newton Abbot which is 5 miles distant, Torquay 12 miles, Exeter 15 miles and Plymouth 30 miles, making this an ideal location for those business whos area covers the whole of Devon.

This forms one of 4 units on a prominent corner fronting Battle Road and Old Newton Road just off the main estate spine road which runs through the centre of this busy and popular estate. The unit is a mid terraced unit with a part mezzanine floor at the rear and benefits from car parking directly opposite. The premises are available for early occupation if required.

ACCOMMODATION

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

Workshop **24.22m x 11.55m (79'6" x 37'10") max**

The premises are accessed via either a part glazed UPVC pedestrian door or via an electric roller shutter door offering excellent vehicular access to the main workshop area. Concrete floor. Strip lighting and power as fitted. To the front is constructed an

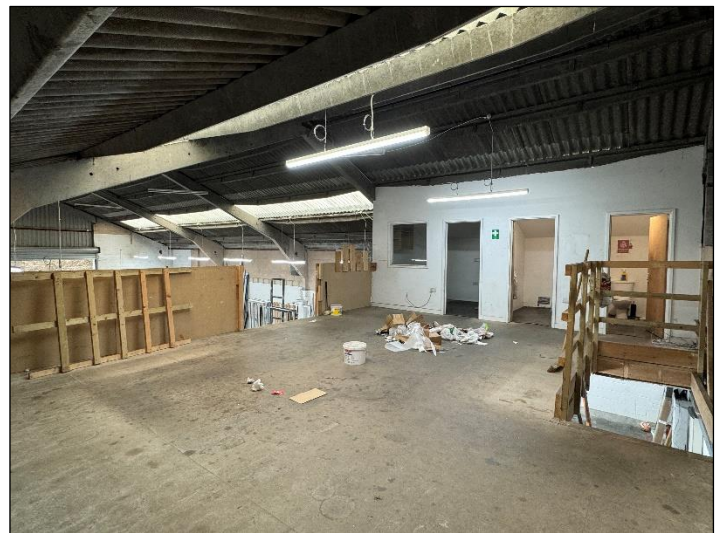


Kitchen



Mezzanine Floor **10.48m x 5.96m (34'5" x 19'7") max**

The mezzanine floor is located at the rear of the Unit with a stell staircase leading up from the workshop area. Gate allowing forklift loading onto the floor. Translucent roof lights. Strip lighting as fitted. Doors to



Office **2.7m x 2.36m (8'10" x 7'9") max**

Power and light as fitted. Glazed panel to warehouse.

Kitchen **2.37m x 1.48m (8'10" x 4'10") max**

Stainless steel sink unit with single drainer and cupboards under. Power and light as fitted.

Toilet

Low level WC suite and wash hand basin.

EXTERNALLY

The premises have 3 reserved car parking spaces opposite.

SERVICES

Mains water, drainage and electricity (including 3 phase) are available.

ENERGY PERFORMANCE CERTIFICATE

We have obtained an EPC for the premises, a full copy is available to download from the Web Site. The rating is: C 70

RENT

A rent of £18,950 pax plus VAT is sought for these well located premises with the benefit of the a part mezzanine floor storage area. A service charge will exist for the maintenance of the yard, roads and landscaping areas.

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LEASE

A new 6 year lease is available with a rent review at the end of the third year. A tenant only break clause can also be incorporated at the end of the third year providing 6 months prior written notice.

The landlords will be responsible for the external repair and decoration of the premises with the tenants responsible for the internal repair and decoration. The lease will be contracted outside of the Landlord and Tenant Act.

VAT

VAT is payable on the rent and service charge.

RATES

Rateable Value £16,250 (2023 Valuation)

To obtain the Business Rates payable on these premises, please contact the Business Rates Department at Teignbridge District Council (01626 361101)

ENERGY PERFORMANCE CERTIFICATE

We have obtained an EPC for the premises, a full copy is available to download from the Web Site. The rating is: D 89

LEGAL COSTS

A contribution of £350 plus VAT is required towards the landlord's legal costs in setting up the new lease.

VIEWING

Strictly by prior appointment only with the landlords sole agent, for the attention of Tony Noon (07831 273148) Ref (0329)



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Energy performance certificate (EPC)

Unit B 1 Battle Road Heanfield Industrial Estate Newton Abbot TQ12 6RY	Energy rating D	Valid until: 19 April 2032 Certificate number: 4626-6665-5125-1681-3761
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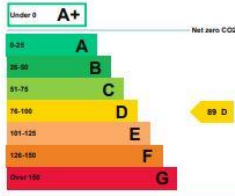
Property type: B1 Offices and Workshop businesses
Total floor area: 349 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

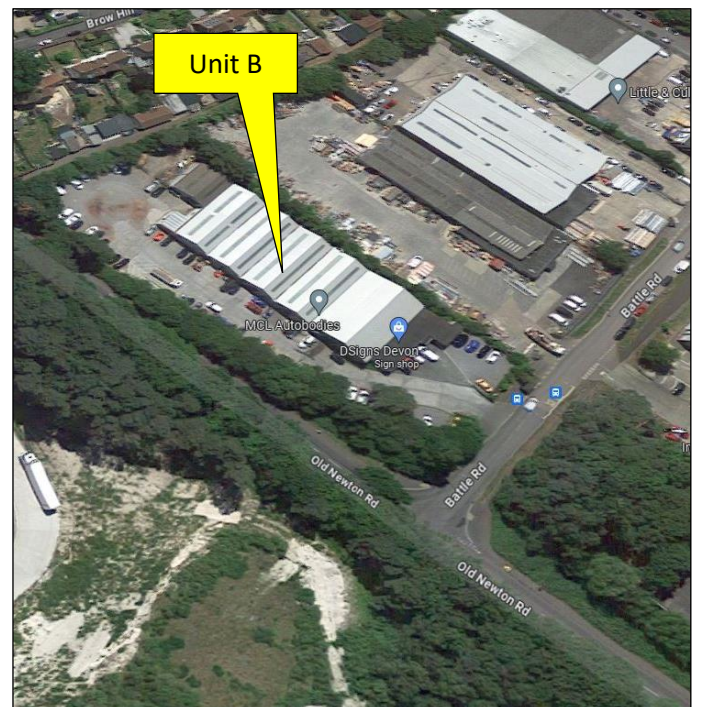


Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	35 B
If typical of the existing stock	102 E



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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.