

INDUSTRIAL  
OFFICE  
RETAIL

# FOR SALE

Phase One – 9 Industrial Units on this brand-new Business Park  
Conveniently located with ease of access to A38 & A380

Noon  
Roberts |   
PROPERTY CONSULTANTS



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**PHASE ONE - Prices from £225,000 to £250,000 Freehold**

Phase One comprises 9 Units available from 96 sq.m – 113 sq.m (1,033 – 1,216 sq.ft)

**Horse mills Business Park, Horse mills Road, Chudleigh, Devon, TQ13 0GS**

### SITUATION AND DESCRIPTION

This offers a purchaser a rare chance to acquire the freehold of a brand new Industrial / Office Unit on this new and conveniently located Business Park on the edge of Kingsteignton, Newton Abbot. This well located site offers easy access to both the A380 to Torquay and Torbay, and the A38 linking Plymouth and Cornwall to Exeter and the M5 Motorway. The development will form in total 24 Industrial / Office units on a landscaped site with a larger headquarters building at the far end of the site. The units will be finished to a high standard and will be available freehold together with their allocated car parking spaces.

The premises occupy a most prominent location fronting Clay Pitts Way, the main spine road linking the A38 at Chudleigh to the A380 at Sandygate Kingsteignton. Newton Abbot town centre is approximately 2 miles away, with Kingsteignton and its out of town retail units just 1 mile distant. Exeter and the M5 Motorway is approximately 15 miles distant, with Torquay and Torbay approximately 8 miles distant. This provides excellent access for a regional operator to connect with the national motorway network. This sought after area contains a wide mix of retail, office and industrial users. Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a large catchment area drawing from an extensive number of small towns and villages.

### ACCOMMODATION

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

#### PLOTS 13,14, 15 & 19

**Ground Floor** **13.75m x 7.0m (45'1" x 23'0") max**  
Accessed from a pedestrian door or roller shutter door offering vehicular access. Toilet with WC suite and wash basin.

#### PLOTS 16, 17, 18, 20 & 25

**Ground Floor** **18.08m x 6.26m (59'4" x 20'7") max**  
Accessed from a pedestrian door or roller shutter door offering vehicular access. Toilet with WC suite and wash basin. Each unit will be completed to a shell specification and are capable of accommodating a mezzanine floor if required.

The units are constructed to a high standard, comprising a steel portal frame with a power floated concrete floor. The lower elevations will be faced brickwork / stone with faced blockwork internally. The upper elevations and roof will be of insulated profile steel cladding incorporating translucent roof lights. An occupier can install a glazed screen behind the roller shutter door if required. The units will include electric car charging capability. A service charge will be payable for communal landscaping and any shared services.

### EXTERNALLY

The development will be landscaped with ample allocated parking for each unit. A plan showing the spaces allocated to each unit is below.

### PRICES AND TENURE

A schedule of units sizes and prices are below.

Unit No	Sq.m	Sq.ft	Parking	Tenure	Price
Unit 13	96	1,033	3	Freehold	£225,000
Unit 14	96	1,033	3	Freehold	£225,000
Unit 15	96	1,033	3	Freehold	£225,000
Unit 19	96	1,033	3	Freehold	Reserved
Unit 16	113	1,216	5	Freehold	Reserved
Unit 17	113	1,216	5	Freehold	£250,000
Unit 18	113	1,216	5	Freehold	£250,000
Unit 20	113	1,216	5	Freehold	Reserved
Unit 25	113	1,216	5	Freehold	Reserved

### VAT

VAT is payable on all sale prices and any service charge.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### SERVICES

We understand the units will have a mains water and electricity supply, including 3 phase, a private drainage connection and fibre broadband.

### RATES

Each unit will be assessed once completed and a Rateable value applied. However, we understand that qualifying businesses could be eligible for a rate reduction of up to 100% under the Small Business Rate Relief scheme. For further information please contact Teignbridge District Council (01626 361101) for further information.

### RESERVATIONS

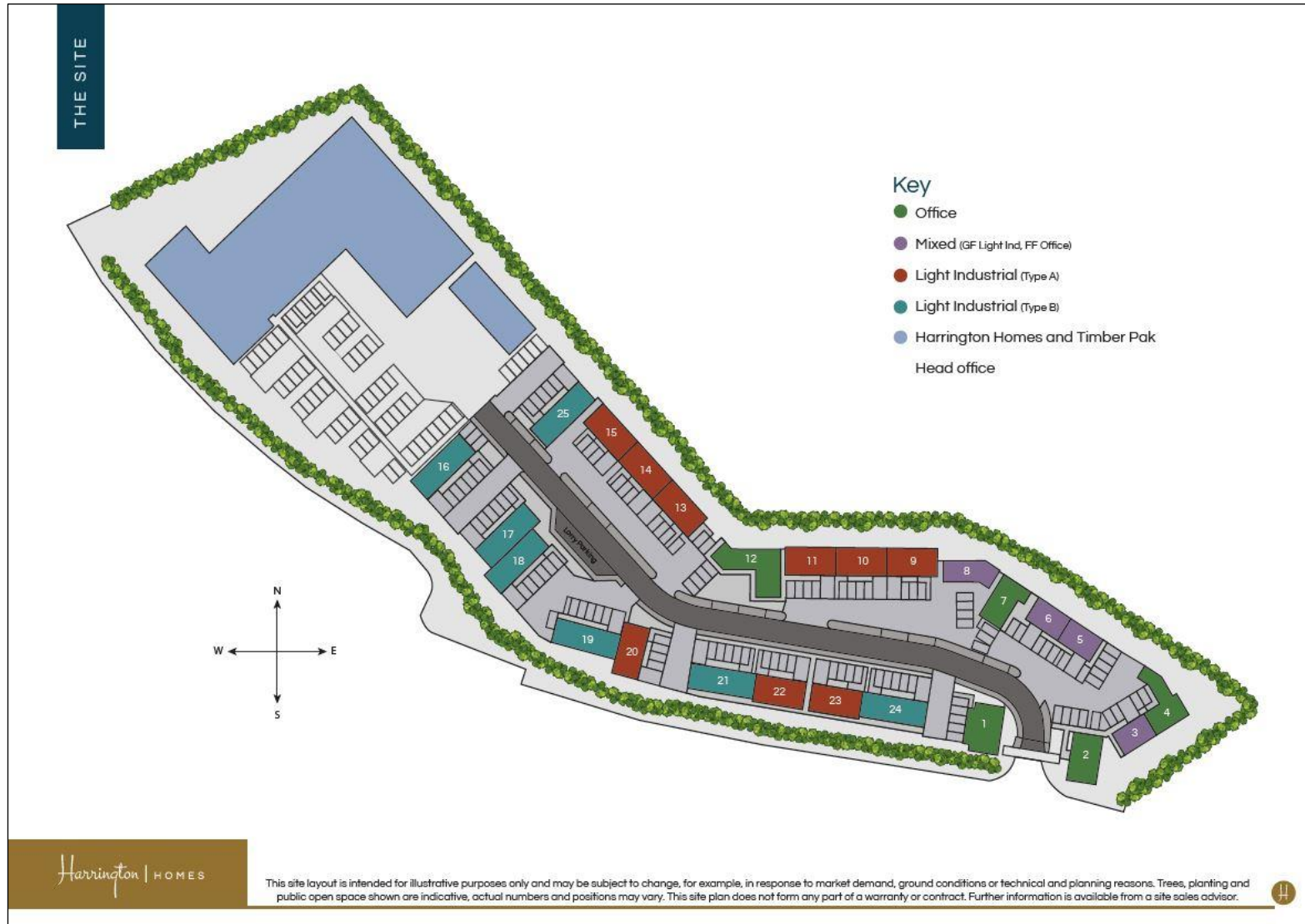
A £2,500 reservation fee plus VAT is payable to remove the property from the market allowing an agreed date for exchange of contracts. Completion is estimated as early 2025, with a backstop of July 2025.

### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0791)



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**Email. tn@noonroberts.co.uk**  
**Web: www.noonroberts.co.uk**

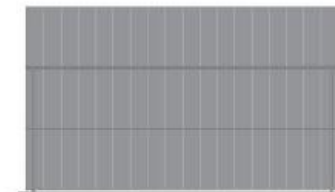
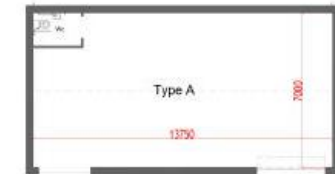
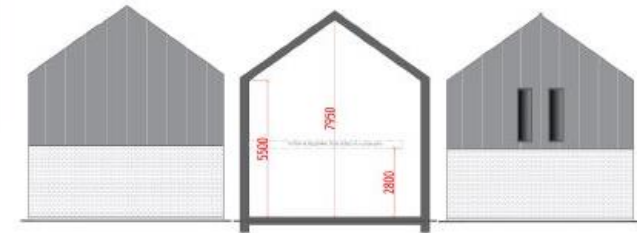


TYPE A INDUSTRIAL

Each of these Shell & Core industrial Units offer the fantastic location available at Horse Mills. Each unit comes complete with working WC, connected services including provision for EV charging and PV panels – allowing you to adapt to your business needs.



TYPE A INDUSTRIAL



DIMENSIONS  
GIA - 98 M2 / 1033 FT2  
CLASSIFICATION - E(g) B8 B2

Length 13750mm  
Width 7000mm

OPTIONAL EXTRA  
Half Mezzanine 10m x 7m  
Full Mezzanine 5m x 7m  
Subject to Specialist Design

# INDUSTRIAL

OFFICE

RETAIL

## TYPE B INDUSTRIAL

Each of these Shell & Core industrial Units offer the fantastic location available at Horsemills. Each unit comes complete with working WC, connected services including provision for EV charging and PV panels – allowing you to adapt to your business needs.

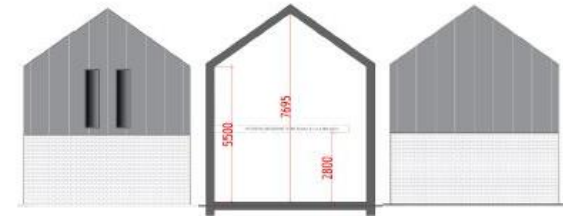


SIDE ELEVATION

FRONT ELEVATION



## TYPE B INDUSTRIAL



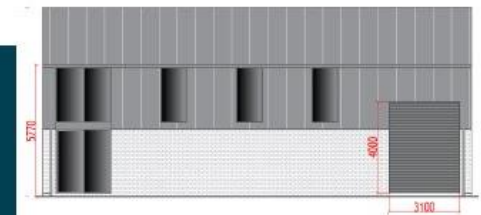
### DIMENSIONS

GIA - 113M2 / 1216FT2  
CLASSIFICATION - E(g) B8 B2

Length 18085mm  
Width 6285mm

### OPTIONAL EXTRA

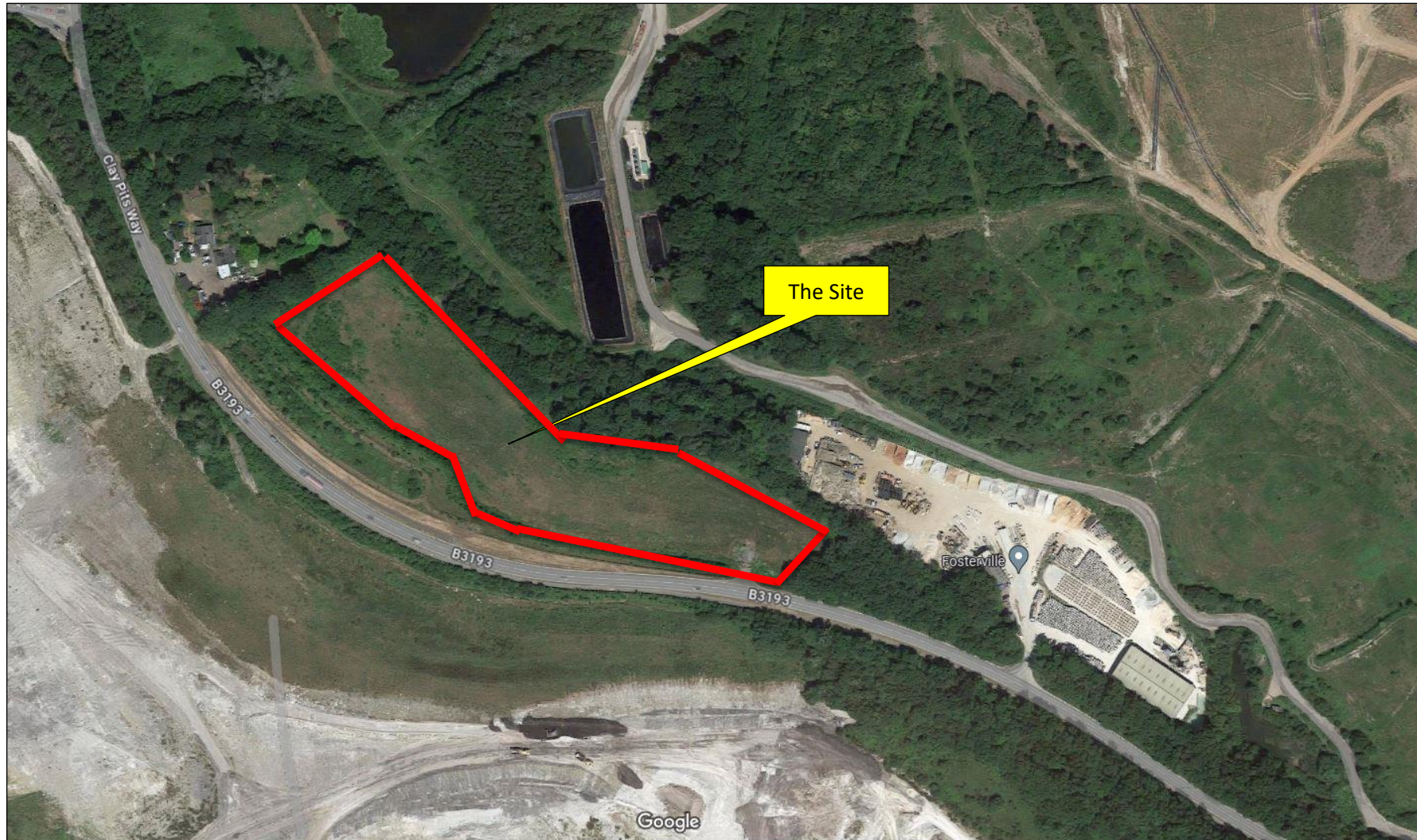
Half Mezzanine 14m x 6m  
Full Mezzanine 7m x 6m  
Subject to specialist design



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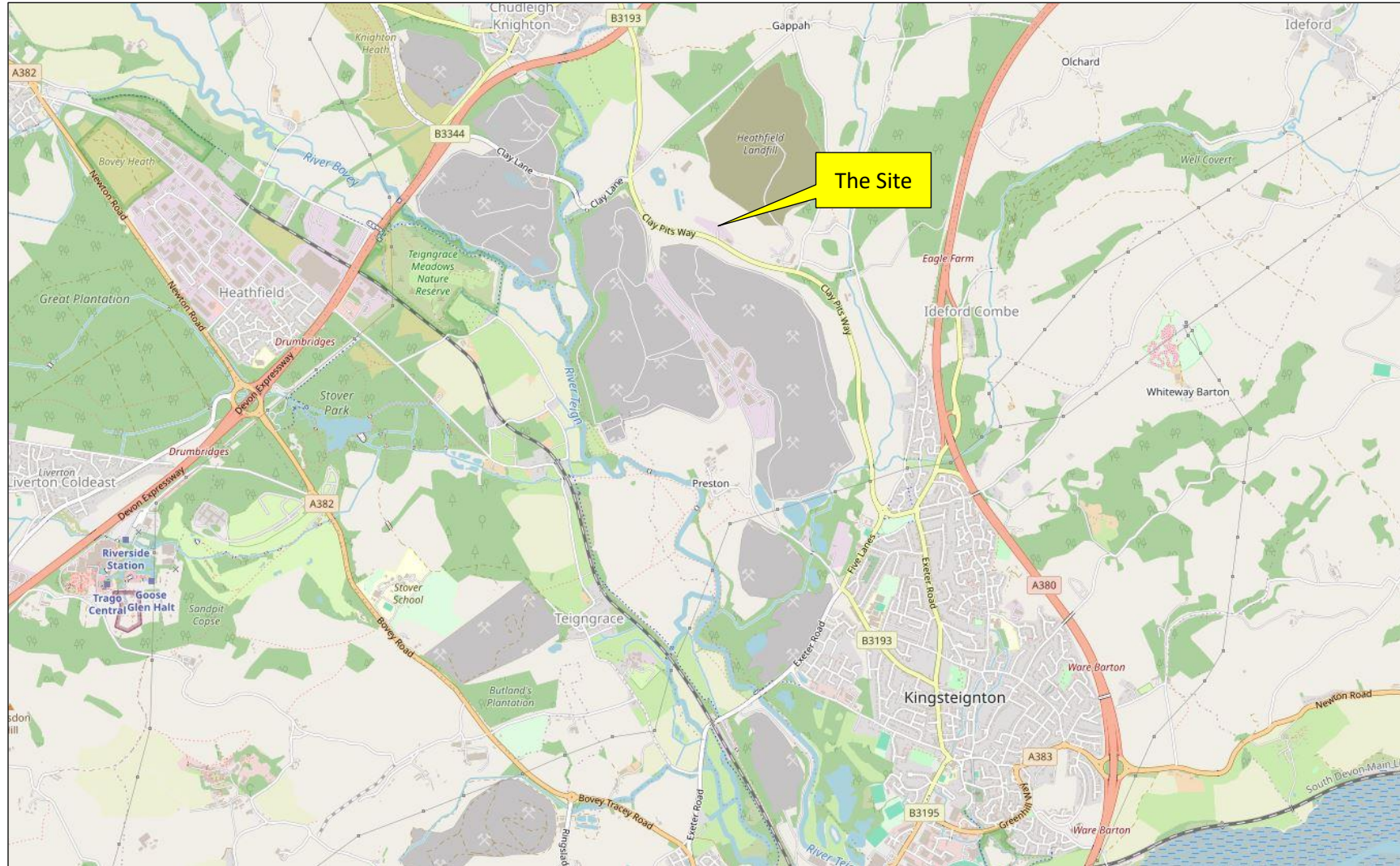


Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be 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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