

INDUSTRIAL

OFFICE

RETAIL

Noon
Roberts



PROPERTY CONSULTANTS

TO LET

LIGHT INDUSTRIAL / STORAGE UNIT WITH PARKING IN A CONVENIENT RURAL LOCATION

Approx. 99 sq.m (1,065 sq.ft) with 2 car parking spaces

**UNIT 3 GIDLEYS MEADOW BUSINESS PARK,
CHRISTOW, EXETER, DEVON, EX6 7QB**



The Unit comprises an end of terraced light Industrial / Storage unit as part of a landscaped development within the Teign Valley on the edge of Christow, just 6 miles from the A38 at Chudleigh, or 9 miles from Exeter. The Business Park has a mix users, including manufacturing, distribution and offices. The premises offer flexible space, and are suitable for a variety of uses subject to the usual consents.

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SITUATION AND DESCRIPTION

The Gidleys Meadow Business Park is a busy estate located on the edge of the village of Christow in the popular Teign Valley, offering a landscaped setting in a lovely semi-rural location but just 5 miles from the A38 Dual Carriageway linking Exeter to Plymouth, and Exeter City centre. The units offer flexible space with allocated car parking to the front. Each unit has roller shutter door offering good vehicular access. The units are suitable for a variety of potential uses.

The Teign Valley is located to the south west of Exeter, and within easy reach of a number of towns offering local amenities including Chudleigh and Bovey Tracey, with the larger town of Newton Abbot approximately 11 miles distant, and the historic Cathedral City of Exeter which is 9 miles distant and forms the main administrative centre for the County of Devon. The unit would suit a variety of different users including Industrial, light manufacture and assembly, Warehousing and Internet Fulfilment.

ACCOMMODATION

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

Workshop 15.90m x 6.65m (52'0" x 21'10") max

The unit is accessed from the forecourt area via either a pedestrian door or a roller shutter door. Concrete floor. Power and lighting as fitted. Translucent roof panels offering natural light.



Kitchen / Staff Room 2.56m x 1.94m (8'8" x 6'4") max

Worktop with inset stainless steel sink unit with single drainer and cupboards below. Space for fridge.

Cloakroom

Wash hand basin with over sink water heater. Doors to Ladies and Gents toilet cubicles.

EXTERNALLY

To the front is a courtyard area with 2 reserved parking spaces allocated to this unit.

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available. We also understand that BT Superfast Broadband is available.

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the third year. A midterm break clause can also be incorporated at the end of the third year if required. The lease will be contracted outside the Landlord and Tenant Act. The tenants will be required to reimburse the landlords for the buildings insurance premium (Approximately £500 per annum)

RENT

£9,350 pax plus VAT is sought for this useful sized unit in a pleasant location. A service charge is payable for landscaping and shared services of approximately £200 per annum.

RENT DEPOSIT

The Landlords will require a 3 months rent deposit to be held for the duration of the lease.

RATES

Rateable Value: - To be assessed

Currently Units 3 and Unit 4 are assessed as a single Unit, and so will need to be re-assessed as 2 separate units. We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates Department (01626 361101)

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LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

Both the rent and service charge are plus VAT

ENERGY PERFORMANCE CERTIFICATE

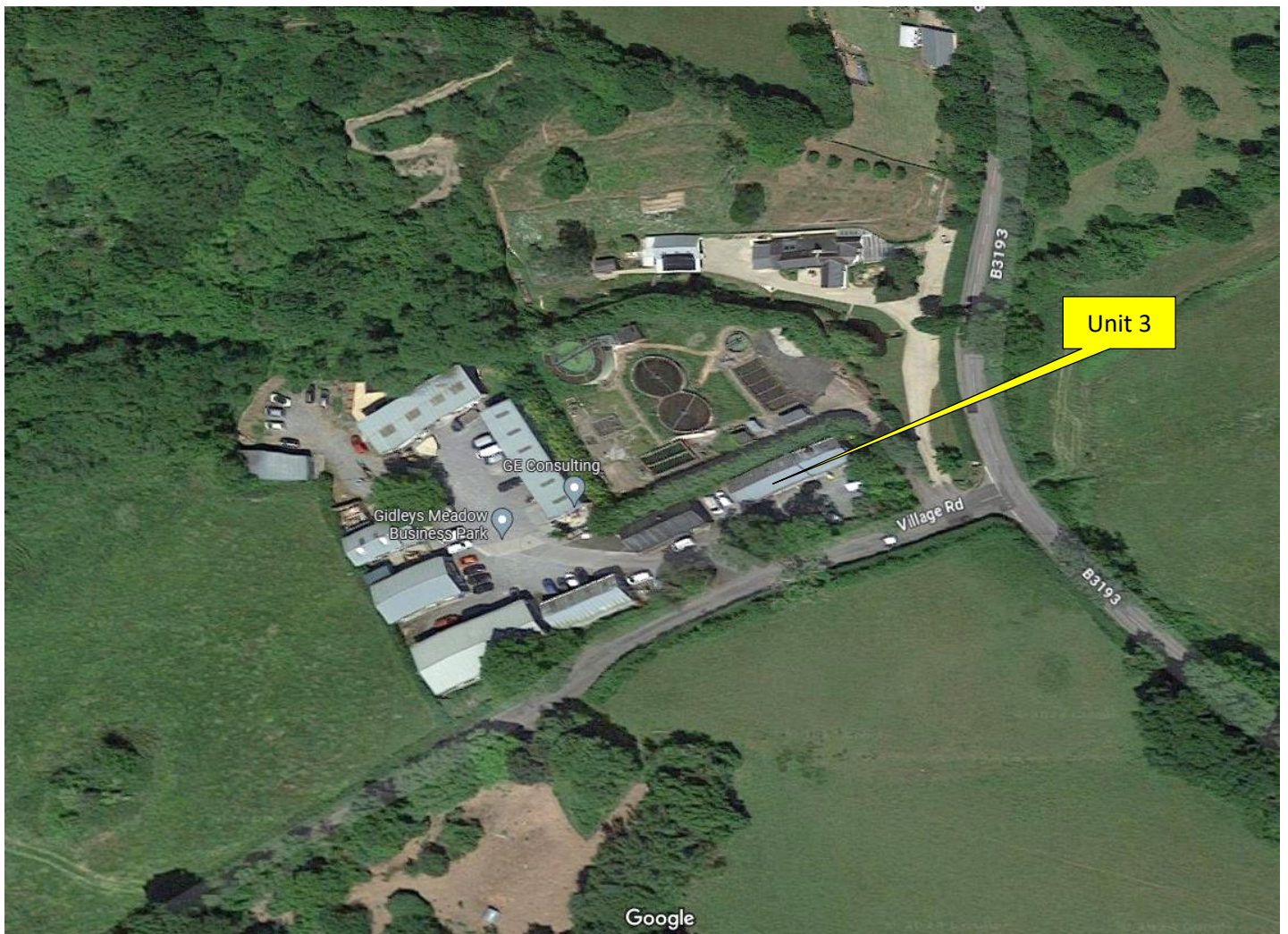
A commercial EPC has been obtained, a copy will be available to download from the web site. The rating is: E 117

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0766)



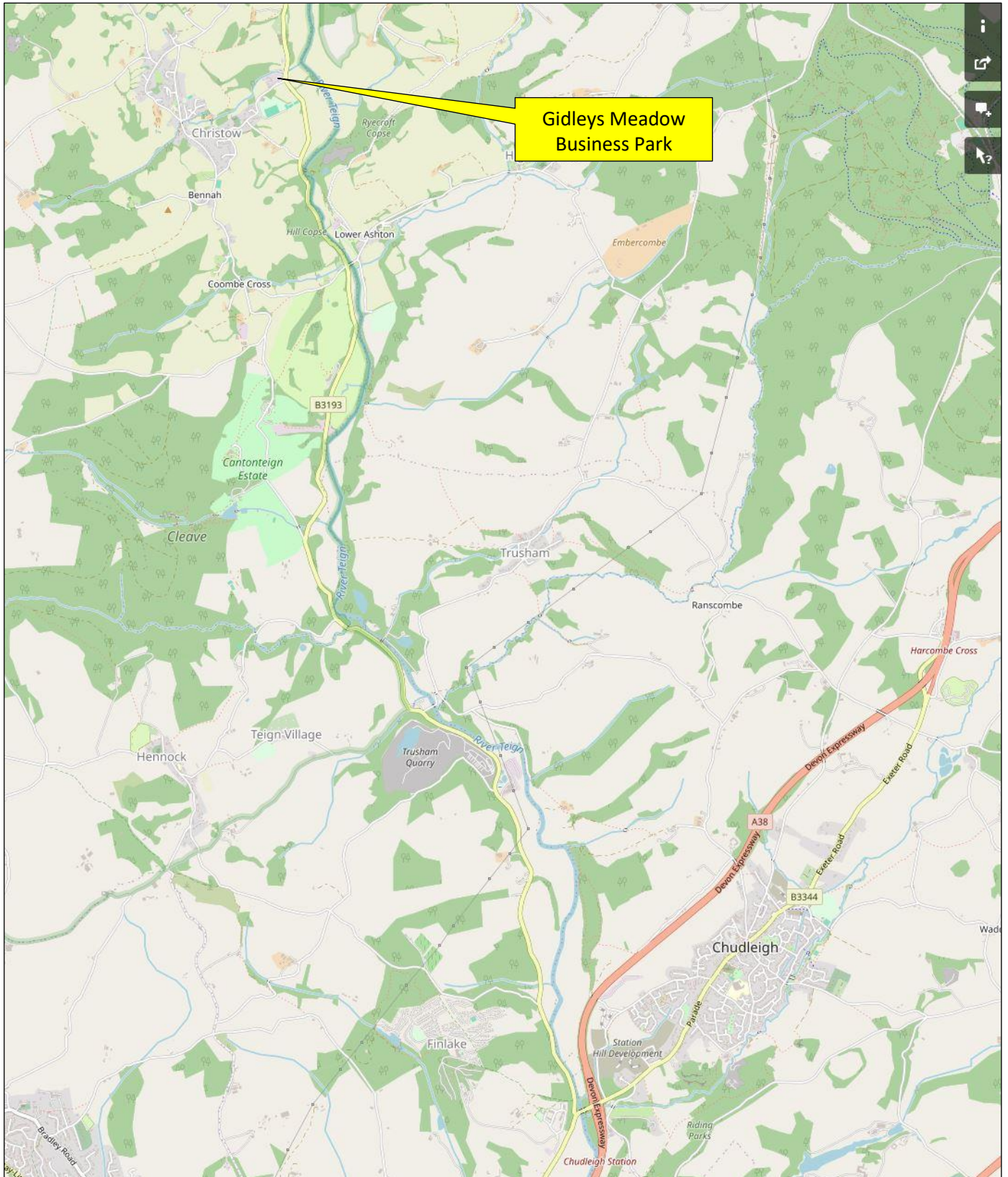
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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