

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## MODERN PURPOSE BUILT SELF CONTAINED OFFICE BUILDING WITH 3 RESERVED CAR PARKING SPACES

Approximately 52 sq.m (560 sq.ft) plus reserved Car Parking

**UNIT 22 SAMARA BUSINESS PARK  
CAVALIER ROAD, HEATHFIELD, NEWTON ABBOT  
DEVON, TQ12 6TR**



An opportunity to acquire a new lease on this modern 2 storey detached office building with 3 reserved car parking spaces. The premises are very conveniently located on the Heathfield Industrial Estate adjacent to the A38 dual carriageway providing easy links to Exeter, Plymouth and Torbay. The premises are suitable for a variety of potential users who are seeking economical self-contained offices with parking.

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### SITUATION AND DESCRIPTION

The 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.

This purpose built office building has been constructed to a high standard with brick elevations under a tiled roof. To the front of the premises are 3 reserved car parking spaces with additional spaces available by separate agreement if required. The estate is a mix of 24 small Industrial and Office units on a landscaped site. The premises would suit a variety of potential users.

### ACCOMMODATION

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

Approached from the front courtyard via a pedestrian door to ...

**Ground Floor Office**      **5.70m x 4.30m (18'8" x 14'1") max**  
Glazed door to front courtyard. 3 windows providing good natural light. Radiator. Stainless steel sink unit and cupboards below. Carpeted. Ideal gas fired wall mounted central heating boiler. Under stairs cupboard. Carpeted. Lighting and power as fitted.



### Toilet

WC suite with wash hand basin. Shower cubicle with glazed screen and mixer shower unit. Part tiled walls. Radiator. Window.

Stairs lead up from the ground floor office to a 1<sup>st</sup> floor landing with door to .....

**First Floor Office**      **6.26m x 4.30m (20'6" x 14'1") max**  
5 windows with window blinds making this an extremely light and airy room. Strip lighting. Ample power and data points as fitted in wall mounted trunking. 2 radiators. Storage cupboard. Shelving to alcove. Carpeted.



### EXTERNALLY

3 reserved car parking spaces are available to the front of the premises.

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### RENT & TENURE

£8,950 per annum plus VAT 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.

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.

### SERVICES

Mains electricity, gas, water and drainage are available.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below with a full version available to download from the web site. The rating is: D 81

### RATES

Rateable Value:- £6,400 (2023 valuation list)

A reduction of up to 100% may be available under the Small Business Rate Relief scheme. To see if you or the premises qualify, please contact Teignbridge District Council Business Rates department (01626 361101)

### LEGAL COSTS

A contribution of £350 plus V.A.T. 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 (0221)



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01/08/2024, 18:26 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Unit 22 Samara Business Park Cavaller Road NEWTON ABBOT TQ12 6TR	Energy rating <b>D</b>	Valid until: 6 April 2025 Certificate number: 9169-3099-0951-0100-2995
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Property type: B1 Offices and Workshop businesses  
Total floor area: 57 square metres

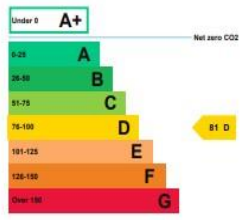
#### Rules on letting this property

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.



Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built	24 A
If typical of the existing stock	71 C

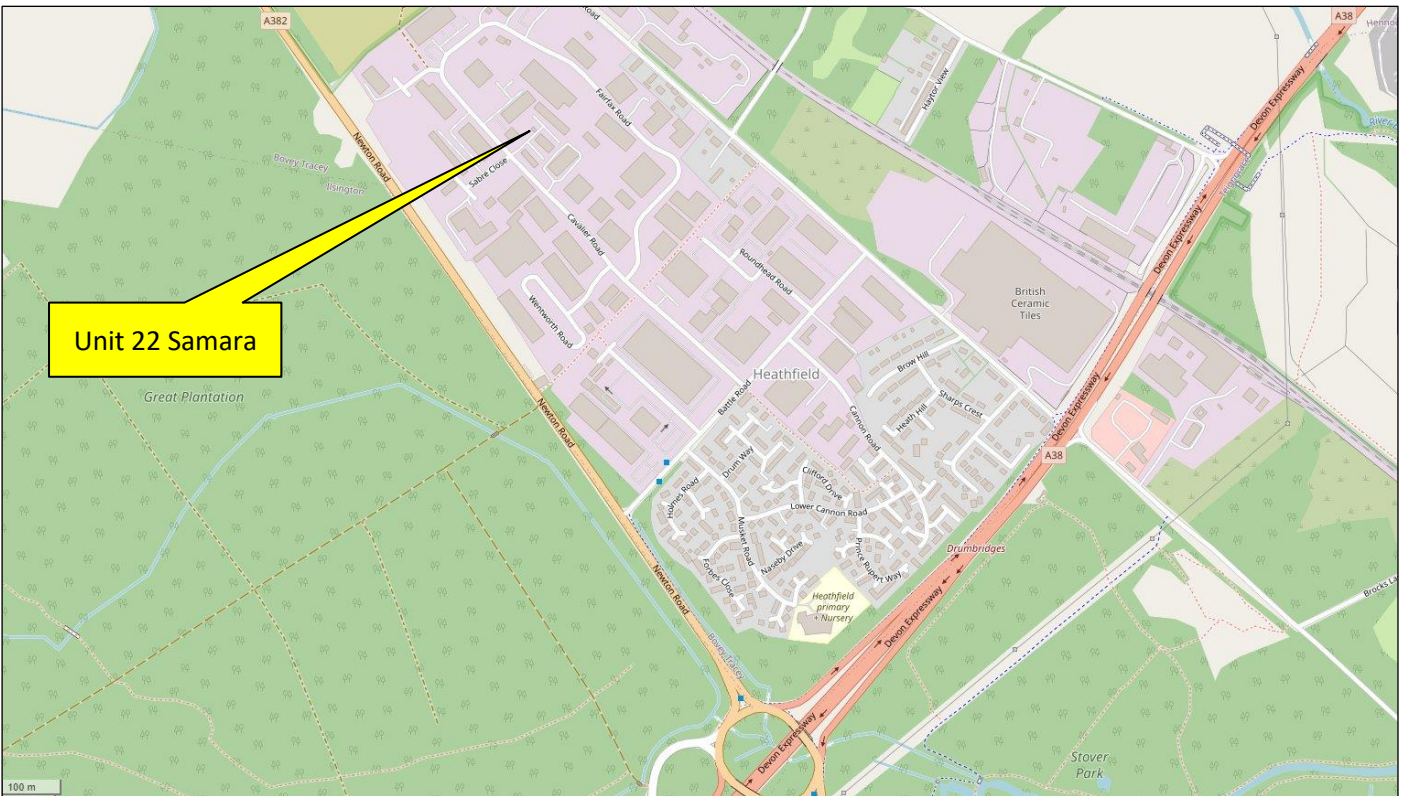
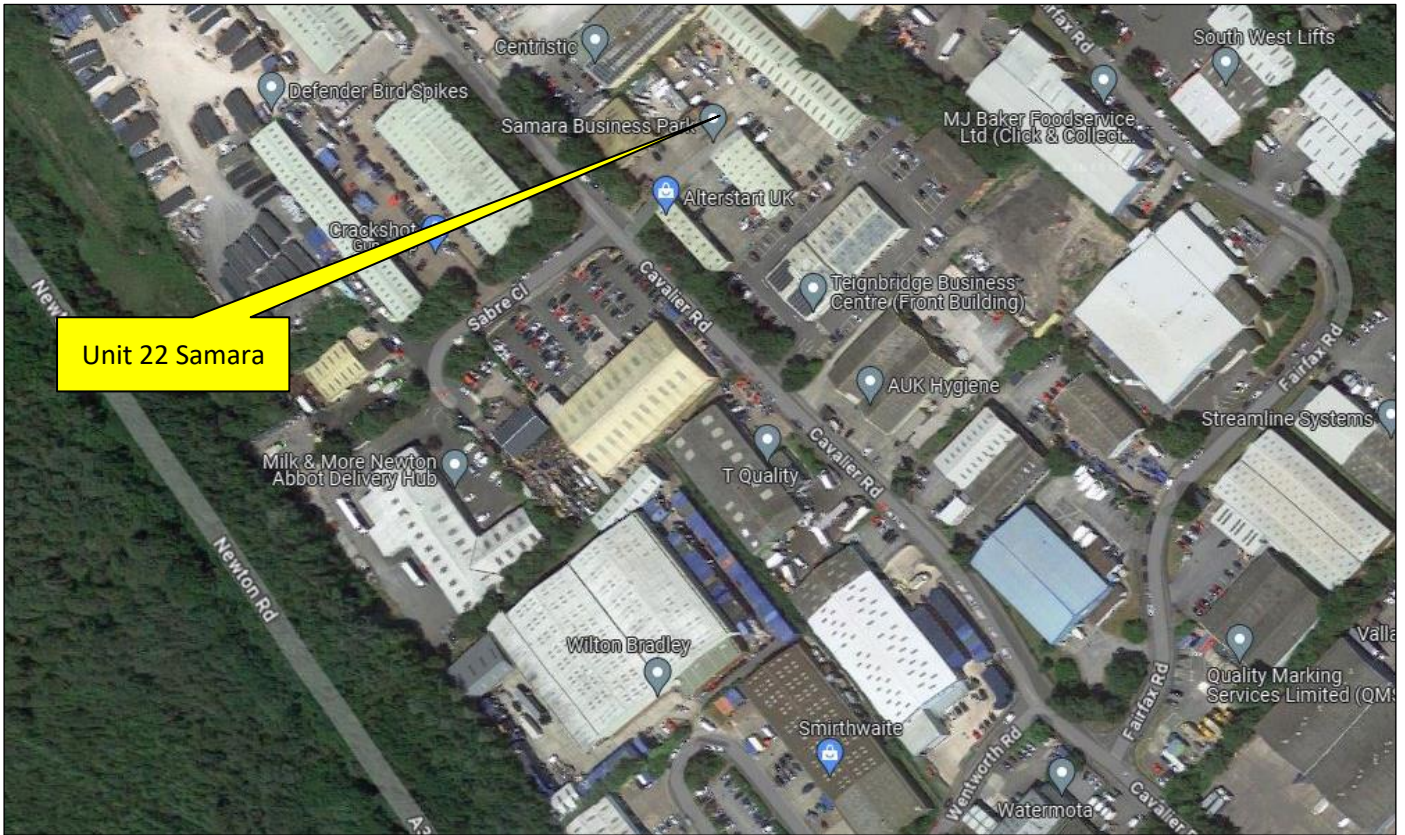
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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