

# TO LET

## SECURE YARD ON THIS POPULAR AND WELL ESTABLISHED INDUSTRIAL ESTATE

Approximately 1,387 sq.m (14,930 sq.ft) or 0.34 of an Acre  
together with a concrete Wash bay with interceptor

**OFF OLD NEWTON ROAD (PART OF THE HELTOR SITE)  
HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6RW**



An opportunity to enter into a new lease of this well located Yard / Compound area which is conveniently located just off Old Newton Road on the popular Heathfield Industrial Estate adjacent to the A38 Exeter to Plymouth dual carriageway linking to the M5 and National motorway network. The Yard is suitable for a variety of potential users requiring secure storage for materials, vehicles, plant and equipment including scaffolding or Builders Contractors, subject to any necessary consents.

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#### SITUATION AND DESCRIPTION

Old Newton Road is one of the main estate spine roads running between Heathfield and Bovey Tracey. 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 some 5 miles and Torquay some 12 miles distant.

The Yard is level and securely fenced and forms part of the secure Heltor Estate. The surface is hardcored with a concrete entrance ramp and is ideal for a wide variety of potential users requiring secure storage for materials, vehicles, plant and equipment, scaffolding or as a builder's yard. At the entrance is a concrete wash down bay with an interceptor.

#### ACCOMMODATION

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

##### Yard Area

**73m x 19m (240' x 62') max**

Approached from Old Newton Road via the main Heltor site entrance which then provides access to the Yard. Wide entrance gate provides easy access with a concrete entrance ramp. The yard is securely fenced to all 4 elevations.



At the entrance to the yard is a concreted vehicle wash down bay with an interceptor.

#### RENT

A rent of £17,950 per annum is sought for this well located, secure and convenient yard area on this sought after Estate.

#### LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the 3<sup>rd</sup> year. A mutual break clause can also be incorporated at the end of the third year if required with 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant act. A 3 months rent deposit will be required.

#### SERVICE CHARGE

A service charge will be payable for the common Estate services of £250 plus VAT per quarter. The tenants will be responsible for any utilities consumed on site.

#### BUSINESS RATES

Rateable Value: - To be assessed

For further information and to clarify the rates payable, please contact Teignbridge District Council Business rates Department on (01626 361101) for full details on this property.

#### SERVICES

We understand that mains water, electricity and drainage connections can be made available to the site. Interested parties are encouraged to make their own enquiries of the relevant service providers.

#### VAT

VAT is payable on the rent on this occasion.

#### LEGAL COSTS

Each party to be responsible for their own legal costs in setting up the new lease.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0816)



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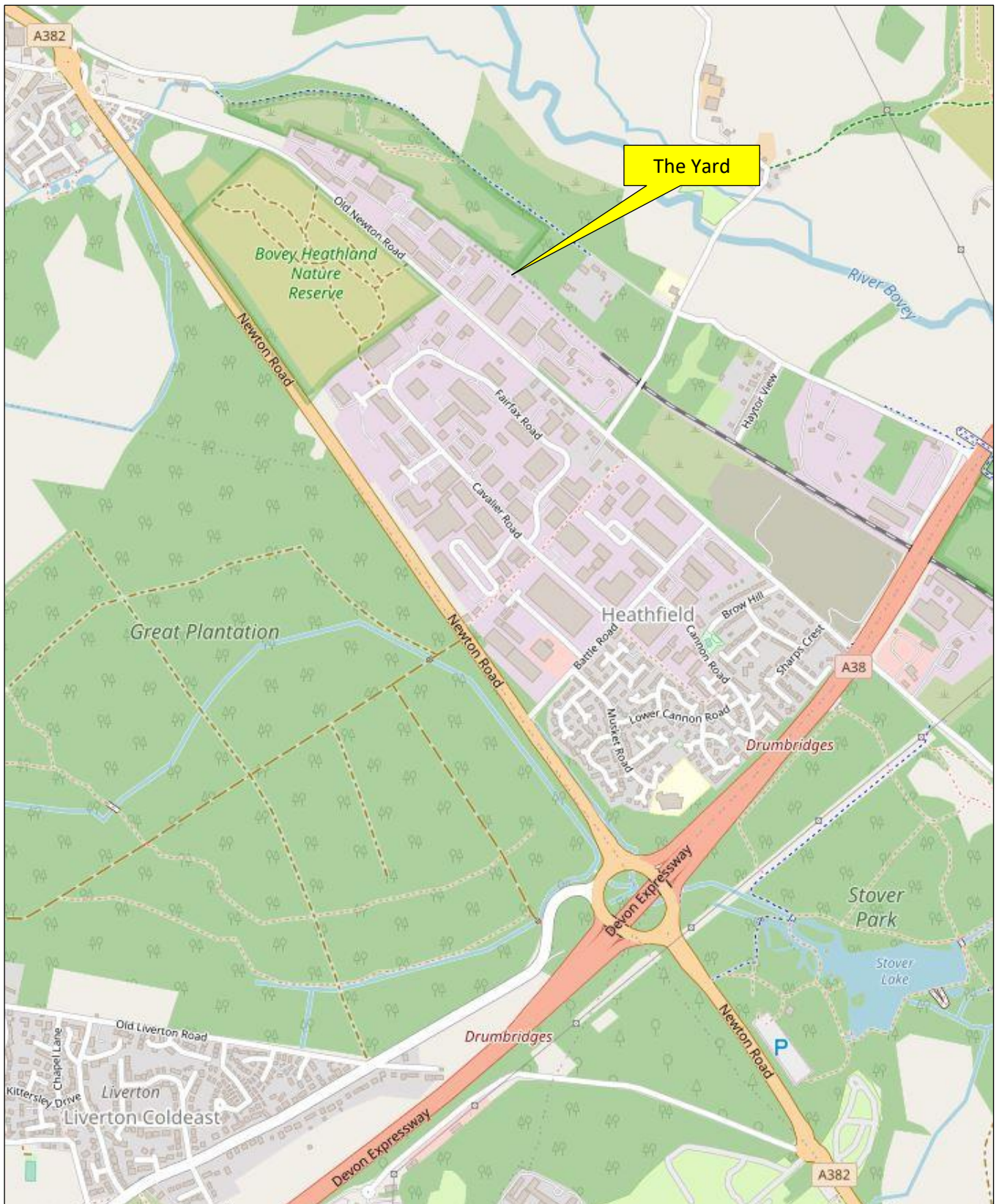
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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