

# Unit 2 Battle Road



Warehouse / Distribution / Industrial unit to let

Heathfield Industrial Estate, Newton Abbot TQ12 6RY



Situated on Newton Abbot's most convenient industrial estate, Unit 2 Battle Road offers the opportunity to create an ideal premises for your business.

Accommodation	Sq m	Sq ft
Ground floor warehouse	855	9,201
First floor offices	81	871
<b>Total GIA</b>	<b>936</b>	<b>10,072</b>



Modern Industrial accommodation with new roof



High internal eaves height of 8m



Large Loading Door



Excellent access to regional road network



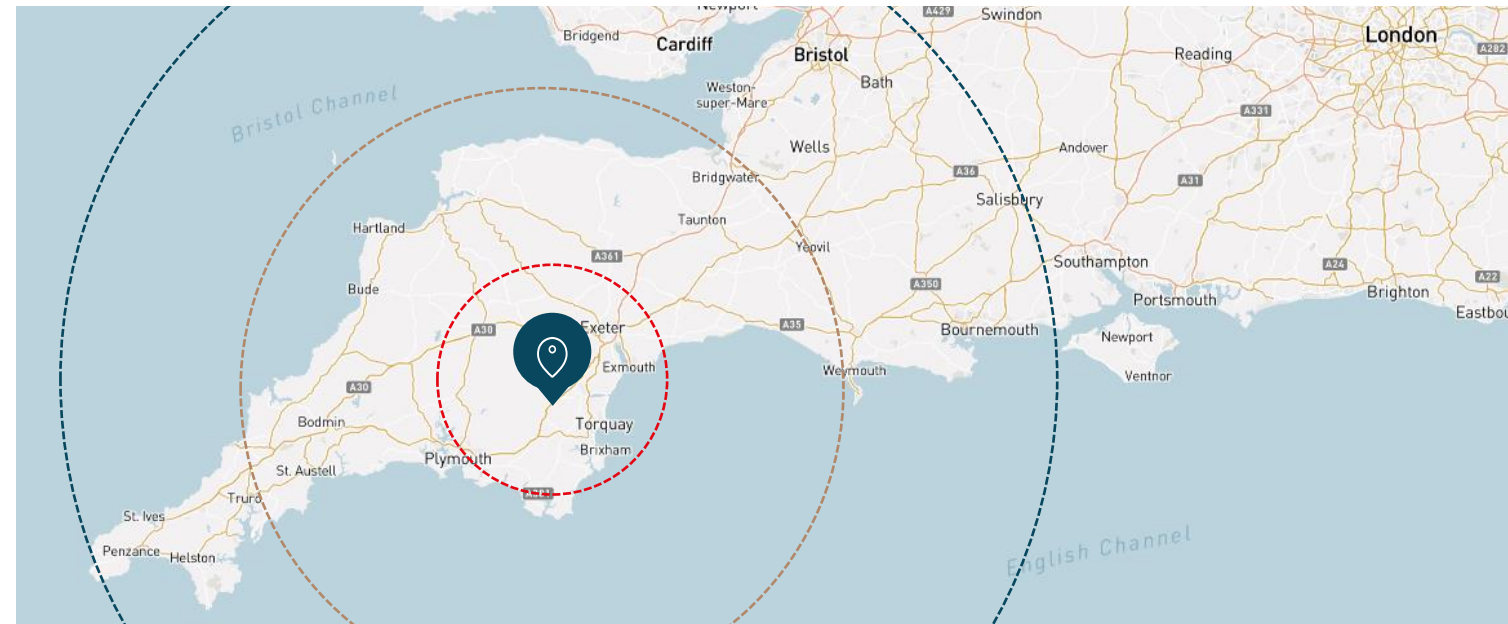
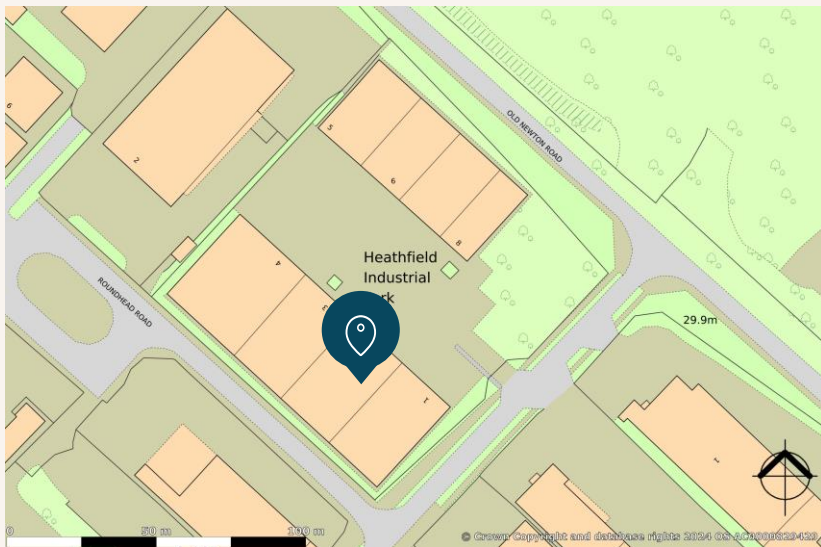
Suits warehousing, distribution or manufacturing use



# Location and Situation

The property is located off Battle Road on the Heathfield Industrial Estate, which adjoins the A38 Devon Expressway. Heathfield is between Exeter and Plymouth and has good accessibility back into Newton Abbot / Torbay.

Heathfield is a mature and established business location for distribution and manufacturing companies. Other significant occupiers include Gregory Distribution, Sparkworld, Yodel and Mole Valley Farmers.



30 minutes



60 minutes



120 minutes





# Additional information



## Business rates

We are advised by the valuation office that the current rateable value of this property from 1 April 2023 to present is £46,750. Interested parties are encouraged to make their own enquiries at <https://www.tax.service.gov.uk/business-rates-find/search>



## EPC

The property has an EPC rating of D:90



## Terms

Unit 2 Battle Road is available to let from March 2025 on terms to be agreed.



## Legal costs

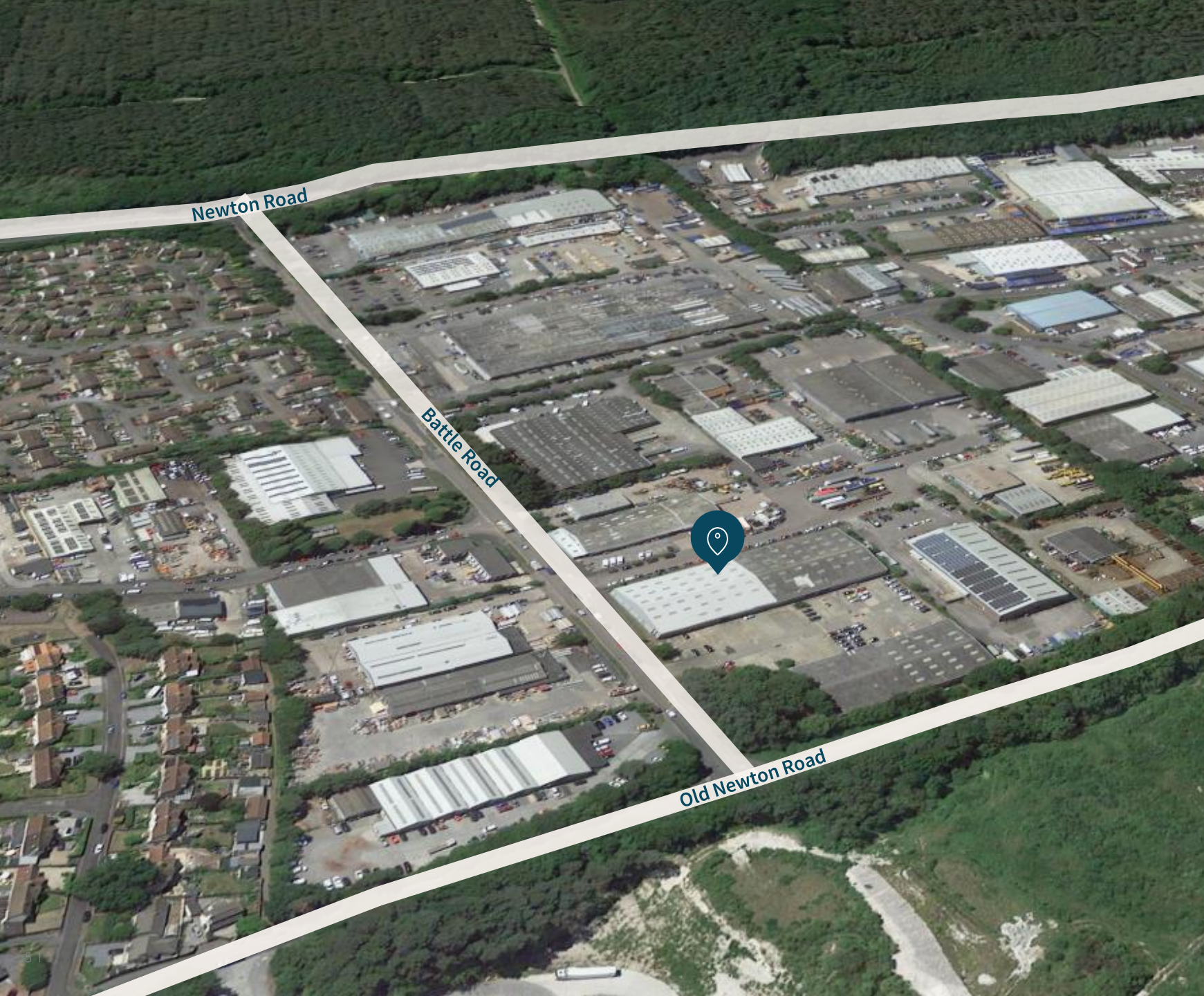
Each party to bear their own legal costs incurred in the transaction.



## Anti-money laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.





# Viewing and further information

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