

INDUSTRIAL
OFFICE
RETAIL

TO LET

SUBSTANTIAL WAREHOUSE UNIT WITH OFFICES ON SOUGHT AFTER TRADING ESTATE

Approx. 762 sq.m (8,200 sq.ft) Warehouse plus Mezzanine Storage area of 406 sq.m (4,370 sq.ft) with Offices on ground and first floor of 116 sq.m (1,248 sq.ft) so totalling 1,225 sq.m (13,195 sq.ft) plus Parking and Loading Area

**UNIT B HELTOR BUSINESS PARK, OLD NEWTON ROAD
HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6RW**



An opportunity to enter into a new lease of this substantial Industrial / Warehouse unit conveniently located on the popular Heltor Business Park off of Old Newton Road. The Heathfield Industrial Estate is conveniently located adjacent to the A38 dual carriageway with easy access to all the main trunk roads. The unit is ideally suited to a warehouse use with a large Mezzanine Storage area plus Offices on Ground and First Floor at the front of the Unit. Externally is a large concreted parking / loading area.

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SITUATION AND DESCRIPTION

Heathfield occupies a convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 Motorway network. These excellent road communications make it a favoured site for businesses covering the whole of Devon, therefore benefiting from its central and strategic location. Exeter is approximately 18 miles distant with Plymouth some 40 miles distant. Other local business centres are Newton Abbot at 5 miles distant plus Torquay which is approximately 12 miles distant.

The Heltor Business Park is located off Old Newton Road, being one of the main estate spine roads running between Heathfield and Bovey Tracey. The Business Park has a range of occupiers, from Warehousing, Trade Counter and Industrial Users, with this Unit currently used for storage and distribution, but suiting a wide range of potential uses. The unit has a Mezzanine floor to the rear with a range of ground and first floor offices to the front. There is a large concreted parking area with ample loading facilities.

ACCOMMODATION

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

Warehouse **44.32m x 18.5m (145'5" x 60'8") max**
Spacious warehouse area with large Roller Shutter door. Power and overhead lighting as fitted.



Minimum eaves height 7.3m (24'0") rising to 9.0m (29'9")max.



Mezzanine Floor **21.98m x 18.5m (72'1" x 60'8") max**
2 staircases from the ground floor. Overhead lighting as fitted.

Reception Lobby **2.84m x 2.57m (9'4" x 8'5") max.**
Glazed entrance door from parking area. Doors to

Office **8.25m x 5.12m (27'0" x 16'9") max**
Window plus glazed panel to warehouse. Carpeted. Strip lighting and power as fitted.



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Kitchen

Range of wall and base units with stainless steel sink unit and single drainer inset into worktops with cupboards and drawers. Space for fridge under worktop. Splashback.

Toilet

WC suite and wash hand basin.

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WC suite and wash hand basin

FIRST FLOOR

Office No 2

7.39m x 5.35m (24'3" x 17'6") max

Glazed panel to workshop. Strip lighting and power as fitted. Glazed panel to



Office No 3

5.36m x 3.47m (17'7" x 11'5") max

Strip lighting. Carpeted. Glazed panel to workshop.



EXTERNALLY

To the front of the unit is a generous level loading and unloading area with ample parking.

In addition to the Unit, directly opposite is a secure yard / compound area of approximately 0.34 of an Acre which can also be available with the premises.

RENT AND TUNURE

A rent of £74,500 pax plus VAT is sought for this substantial Warehouse / Industrial unit by way of a new 6 or 10 FRI lease, contracted outside of the Landlord and Tenant Act, with a rent review and tenant break clause at the mid-point providing 6 months prior written notice.

A rent of £17,950 per annum is sought for the Yard. Further details are avail able on request.

VAT

VAT is payable on the rent and service charge

SERVICE CHARGE

A service charge will be payable for the common Estate services and the Estate Security including CCTV of £1,000 per quarter plus VAT per quarter.

RATES

Rateable Value: - £46,500 (2023 valuation for Unit B)

For further information on the Rateable Value, or the Rates payable, please contact Teignbridge District Council Business Rates department on (01626 361101)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a summary is below, a full version can be download from the web site. The rating is:

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

Each party to be responsible for their own legal fees 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 (0839)



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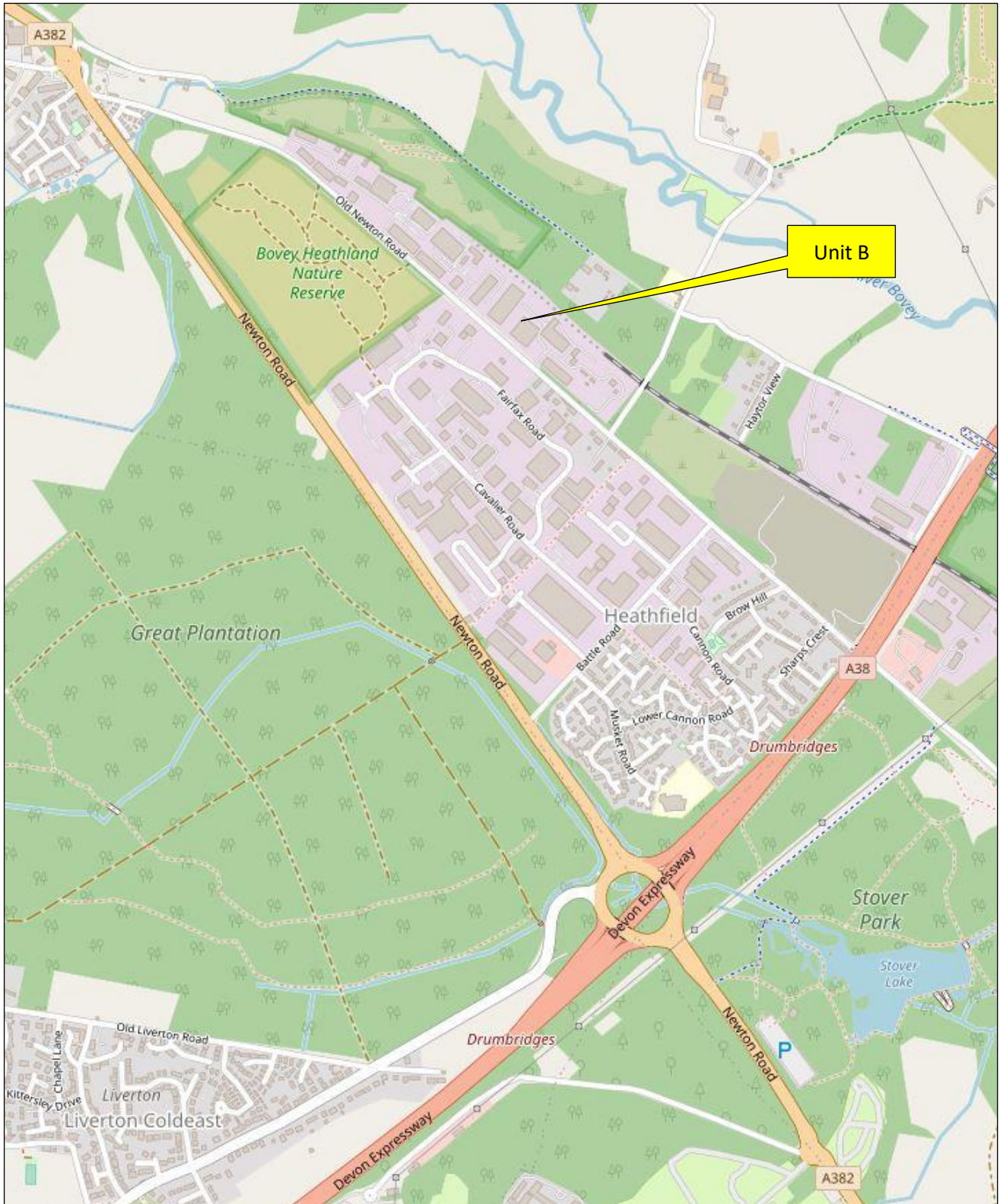
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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