

INDUSTRIAL  
OFFICE  
RETAIL

# FOR SALE

## MODERN INDUSTRIAL UNIT ON SOUGHT AFTER TRADING ESTATE WITH 6 PARKING SPACES

Workshop of Approx. 143 sq.m (1,537 sq.ft) with Office and First Floor Mezzanine  
Storage of 12 sq.m (130 sq.ft) so totalling some 155 sq.m (1,667 sq.ft)

### UNIT 3 SABRE BUILDINGS, SABRE CLOSE, HEATHFIELD NEWTON ABBOT, DEVON, TQ12 6TW



An unusual opportunity to acquire the Freehold of this modern light industrial / Warehouse unit conveniently located on the Heathfield Industrial Estate being one of 7 Units in a gated compound, with easy access to the A38 dual carriageway. The Unit has an Office to the front and a small Mezzanine storage floor over, plus 6 Car Parking spaces.

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### SITUATION AND DESCRIPTION

The Sabre Buildings are located just off Cavalier Road, one of the main estate spine roads running through the estate. 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 18 miles and Plymouth 40 miles distant. Other business centres are Newton Abbot which is approximately 5 miles and Torquay which is 12 miles distant.

The units are constructed to a high standard, comprising a steel portal frame with lower elevations of facing bricks externally and faced blockwork internally, with plastic coated profiled steel cladding incorporating an insulation quilt and internal lining to the upper elevations. The eaves height is approximately 4.7 metres. The roof has plastic coated profiled steel cladding, insulation quilt and internal lining but also incorporates approximately 10% double skin roof lights.

### ACCOMMODATION

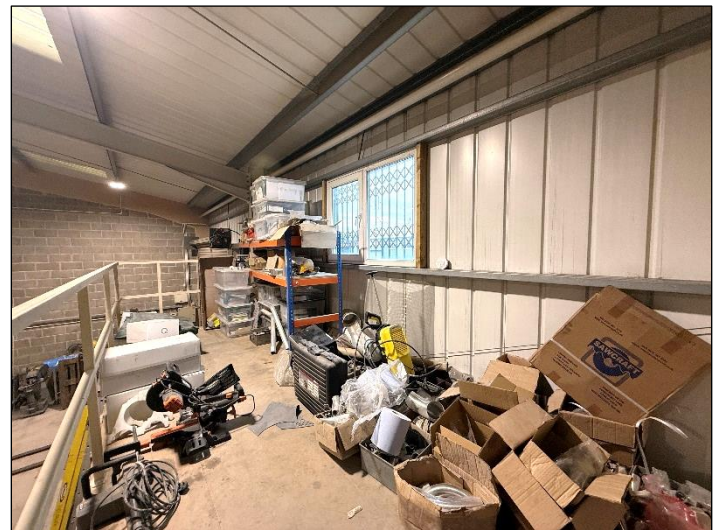
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

**Workshop**                      **12.04m x 11.86m (39'6" x 38'11") max**  
Accessed via either a full height roller shutter door providing good vehicular access or a pedestrian door. Overhead LED Lighting. Power as fitted. Concrete floor. Woodburner (can be removed)

**Office**                                      **3.90m x 2.00m (12'9" x 6'7") max**  
Strip lighting and power as fitted. Window to front.

**Toilet**  
WC suite and wash hand basin. Over sink water heater. Window.

**Mezzanine Storage Area**            **7.96m x 3.14m (26'1" x 10'3") max**  
Useful storage area over the office. Metal staircase leads up to it from the ground floor workshop.



### EXTERNALLY

To the front of the unit is a level loading and unloading area with 6 allocated car parking spaces.

### RATES

Rateable Value:-    £11,750                      (2023 valuation list)

A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates department on (01626 361101)

### PRICE AND TENURE

Offers are sought in excess of £245,000 for the freehold with vacant possession on completion.



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#### ENERGY PERFORMANCE CERTIFICATE

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

#### SERVICES

Mains water, drainage and electricity, including 3 phase, are available to the unit.

#### LEGAL COSTS

Each party to bear their own costs in the purchase.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0840)

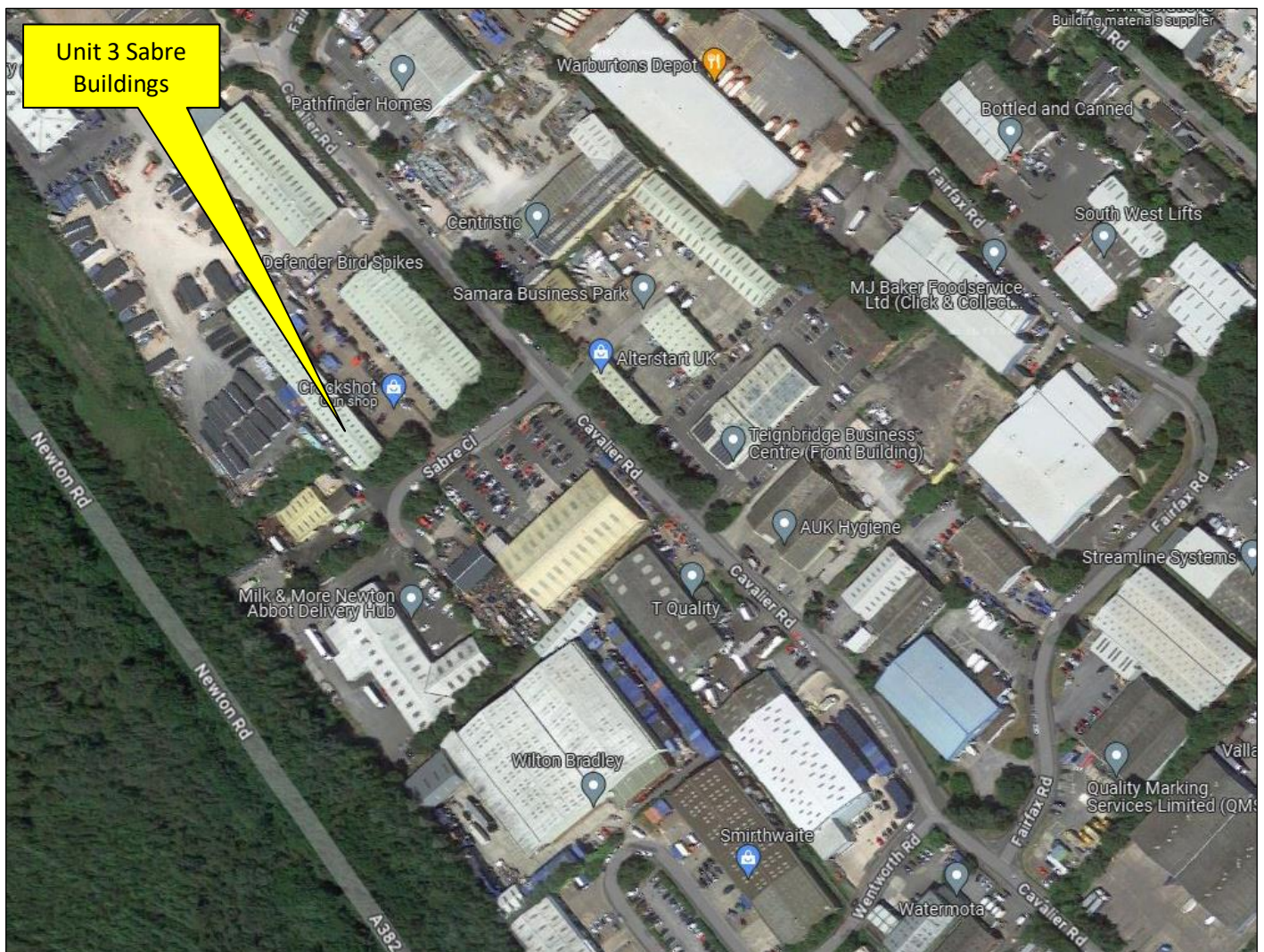


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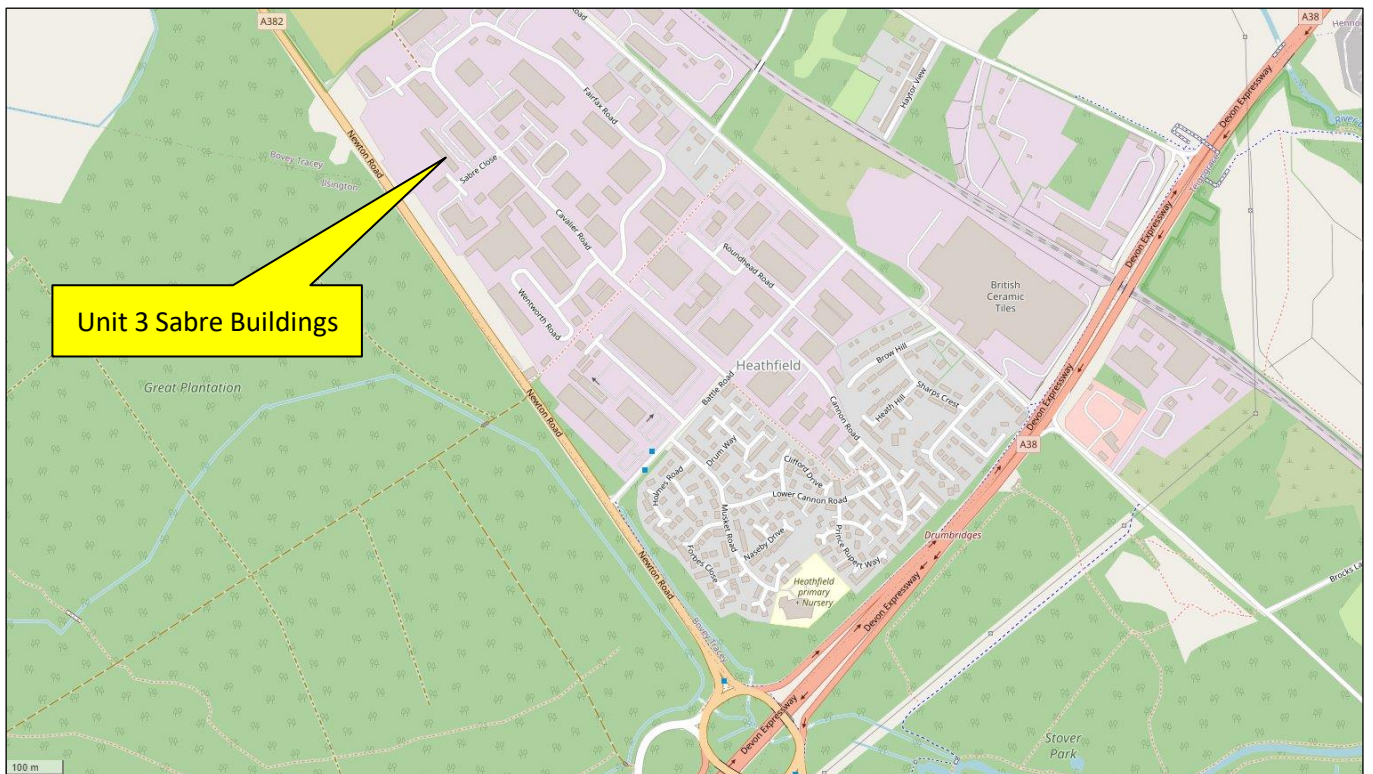




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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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