

INDUSTRIAL
OFFICE
RETAIL

FOR SALE

BRAND NEW SELF-CONTAINED OFFICE/ BUSINESS UNITS WITH PARKING ON A LANDSCAPED SITE CLOSE TO THE A38 AT CHUDLEIGH

Ground Floor of approx. 53 sq.m (570 sq.ft) with 53 sq.m (570 sq.ft) on First Floor so totalling some 106 sq.m (1,140 sq.ft) plus 3 reserved car parking spaces

**ROCKLANDS BUSINESS PARK, OLD WAY,
CHUDLEIGH, DEVON, TQ13 0FW**



An exciting opportunity to purchase one of the first 8 units in phase one of this brand-new development. The units will be available in 3 phases, with phase one due for completion late summer 2025. The site is located on the edge of Chudleigh, with easy access to the A38 dual carriageway. Each building is arranged on Ground and First floors and are suitable to be occupied as a whole or can be subdivided and occupied floor by floor should an owner wish to occupy one floor and let the other. The buildings suit a variety of potential users and benefit from 3 parking spaces each.

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SITUATION AND DESCRIPTION

The site is located just outside Chudleigh, close to the A38, and with easy access to Heathfield, Bovey Tracey and Newton Abbot all of which are within 5 miles distance. Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon and is approximately 12 miles distant. Exeter is a University City and the capital city and County town of Devon, having firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area.

The development is located on the edge of Chudleigh, with access either from the town centre, or via Old Way which leads directly off the flyover bridge at the Chudleigh junction of the A38. Access is also easy to the A380 dual carriageway which links Newton Abbot to Torbay which comprises Torquay, Paignton and Brixham. The site is a new development adjoining the existing residential development, and is ideally suited to either Owner Occupiers, or Investors looking to let the premises. Completion of the first 8 units in Phase 1 is due in late summer 2025, full details available on request.

ACCOMMODATION

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

The Units

Each unit is self-contained and offers accommodation on ground and first floor. The premises are to be constructed to a high standard including feature brick elevations under a slated roof with uPVC double glazed windows and doors. The units will be constructed to offer highly insulated accommodation which will reduce annual running costs, and will include a PV installation providing electricity direct to the unit, plus a dedicated electric car charging point outside.

The internal finishes will be white painted walls & ceilings, white gloss skirtings & architraves oak coloured self-finished internal doors with polished chrome door furniture. On the ground floor will be an accessible Toilet to include a shower, plus a small Kitchenette. The floors will be carpeted with vinyl in the toilet. Both floors will have dado perimeter trunking fitted for power with fibre broadband installed allowing purchasers to arrange for their own data cabling to be commissioned. Heating will be via an eco-friendly Air Source Heat pump. Lighting will be via ceiling mounted LED units. Each unit will have a 10 year structural warranty.

The entrance has been designed to allow this to be separated if required so the ground and first floors can be occupied independently. This may appeal to an owner occupier who doesn't need to occupy both floors and wants to sub let a floor.

EXTERNALLY

The site is accessed through the adjoining Residential site with each unit having 3 allocated car parking spaces. Covered cycle storage will be available on the development.

RATES

Rateable Value: - To be assessed on completion
We are advised that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount please contact Teignbridge District Council on 01626 361101.

PRICE AND TENURE

The units are available for sale freehold as below:-

Unit No	Total sq.m (sq.ft)	Price
Unit No 14	106 sq.m (1,140 sq.ft)	Reserved
Unit No 15	106 sq.m (1,140 sq.ft)	Reserved
Unit No 16	106 sq.m (1,140 sq.ft)	£199,995
Unit No 17	106 sq.m (1,140 sq.ft)	£199,995
Unit No 18	106 sq.m (1,140 sq.ft)	£199,995
Unit No 19	106 sq.m (1,140 sq.ft)	Reserved
Unit No 20	106 sq.m (1,140 sq.ft)	Reserved
Unit No 21	106 sq.m (1,140 sq.ft)	Reserved

Alternatively, it may be possible to grant a new 6 or 10 year FRI lease on these units at a rental of £13,950 pax plus VAT. Full details are available on request.

SERVICE CHARGE

A service charge will be payable for the external landscaping and maintenance plus any shared services on site.

SERVICES

Mains water, drainage, electricity and fibre broadband.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available. Full details on request.

LEGAL COSTS

Each party to bear their own legal costs for a purchase. A £395 plus VAT contribution is required for a new lease.

VAT

VAT is payable on the purchase price, rent and any service charge.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0843)



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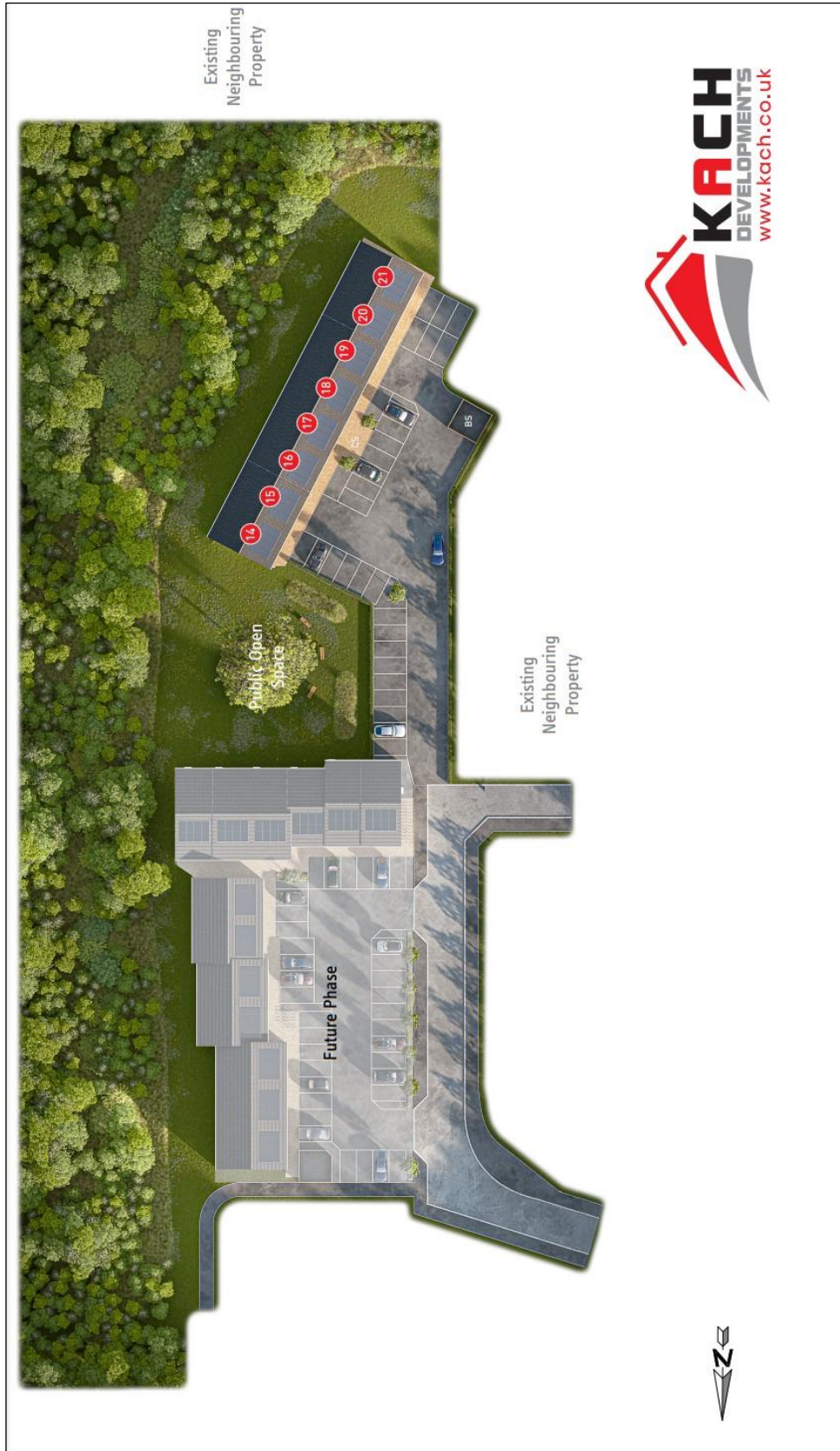
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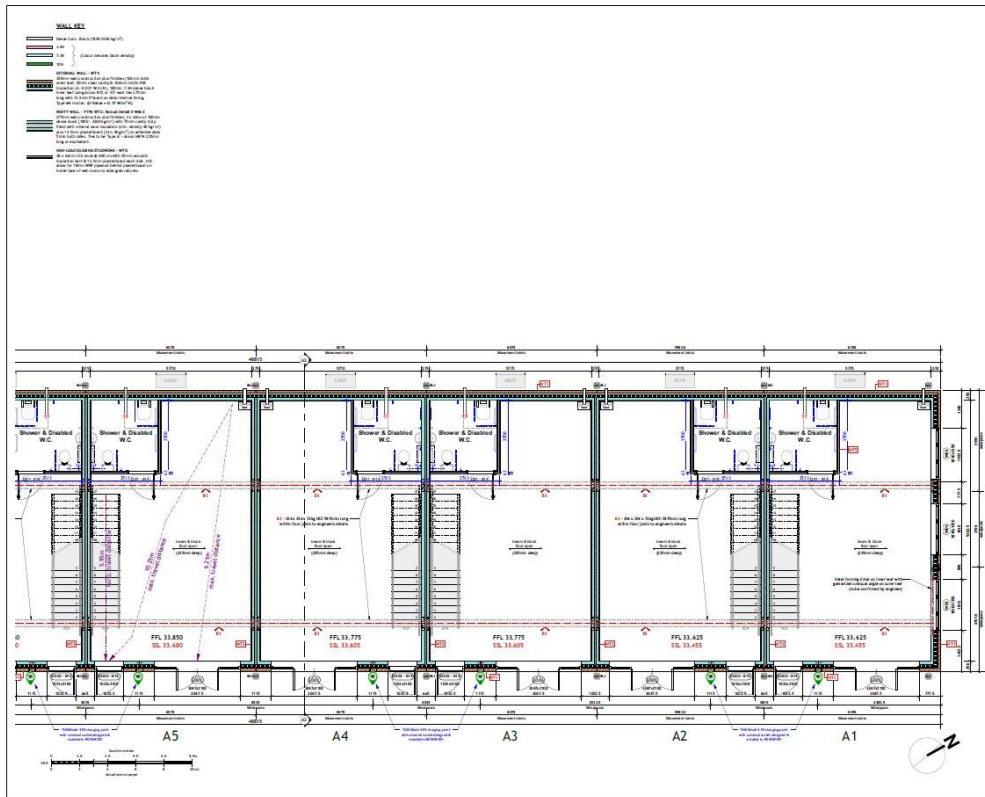
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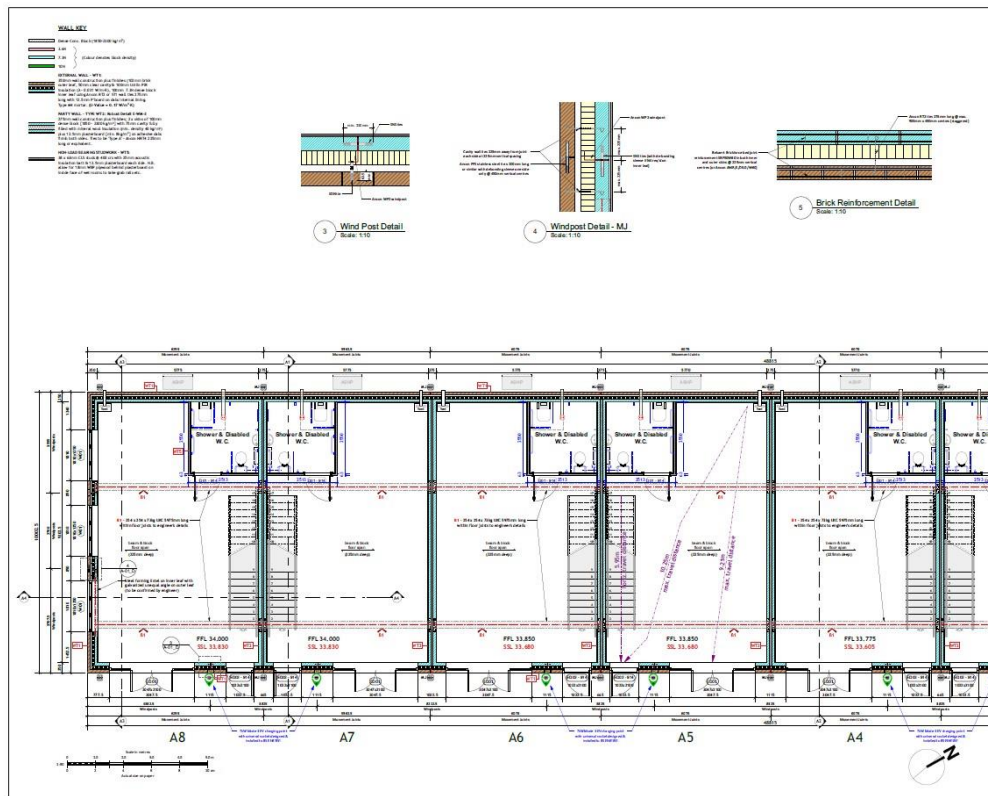
KACH

Office Development
Rocklands, Chudleigh

Block A
Ground Floor Plan (2 of 2)

Construction

Issue No:	1	Date:	12.01.24	By:	NJW
Issue:	S2011	Revision:	WD/A-02	Discipline:	D



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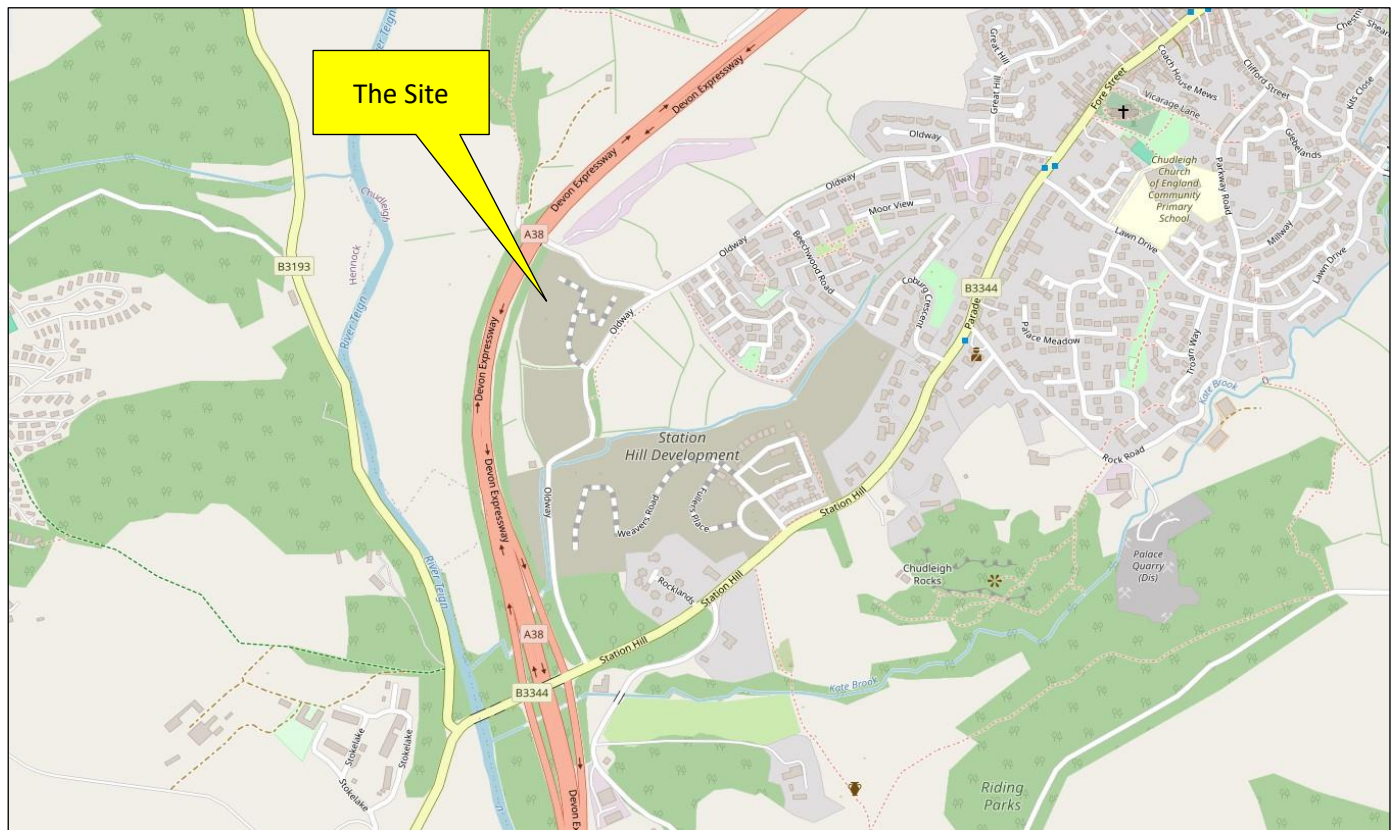
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