

# TO LET

## MODERN PRODUCTION / WAREHOUSE UNIT WITH WELL FITTED FIRST FLOOR OFFICE

Approx. 103.1 sq.m (1,110 sq.ft) plus 1<sup>st</sup> Floor Mezzanine of 49.4 sq.m (532 sq.ft)  
therefore totalling some 152.5 sq.m (1,642 sq.ft) with Parking

**UNIT 11 XPRESS WAY BUSINESS PARK, STATION HILL,  
CHUDLEIGH, DEVON, TQ13 0FJ**



An opportunity to acquire a new lease on this modern and well-designed production / storage unit with mezzanine storage area, conveniently located adjacent to the A38 dual carriageway at Chudleigh, which is 4 miles from Heathfield, 7 miles from Newton Abbot and just 12 from Exeter and the M5 Motorway. The premises offer flexible accommodation, and are suitable for a variety of users including light manufacture, storage and distribution.

**T. 01392 91007**

**M. 07831 273148**

**E. tn@noonroberts.co.uk**

### SITUATION AND DESCRIPTION

The Xpress Way Business Park is located on the edge of Chudleigh which is conveniently located adjacent to the A38 Dual Carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making this 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 which is approximately 5 miles and Torquay which is approximately 12 miles.

The units are constructed to a high standard, comprising a steel portal frame with lower elevations of faced blockwork with timber cladding over, with the roof covered in plastic coated profiled steel cladding, incorporating an insulation quilt and internal lining together with double skin roof lights offering good natural light. The premises have a part mezzanine floor with a well fitted Office.

### ACCOMMODATION

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

#### **Workshop** **10.18 m x 10.13m (33'4" x 33'3") max**

An electric roller shutter door leads from the car park area and provides good vehicular access. Concrete Floor. Translucent roof lights offering good natural light. Overhead strip lighting. Power as fitted. To the rear is a Kitchen area with worktop and inset stainless steel sink with cupboards below. Space for fridge. ....



#### **Accessible Toilet**

WC suite with wash hand basin and electric water heater.

#### **1st Floor Mezzanine** **10.24m x 4.83m (33'7" x 15'10") max**

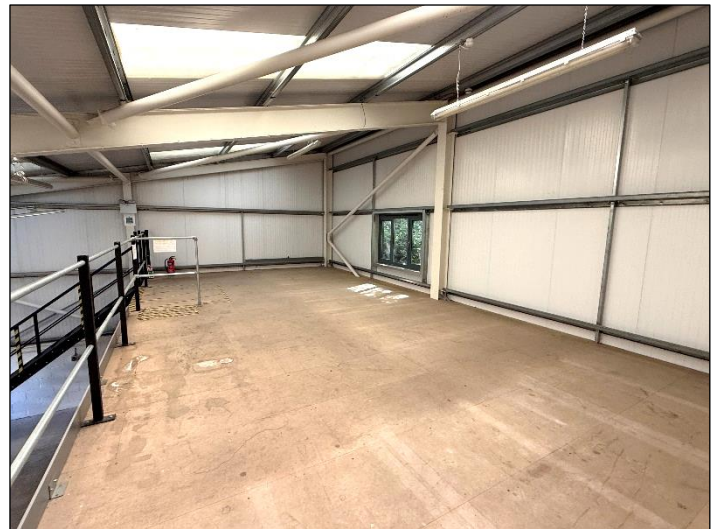
Useful storage area with overhead strip lighting as fitted. Forklift gate. Window to the rear.

### EXTERNALLY

Level loading area with 2 allocated car parking spaces.

### RENT & TENURE

£15,950 pa plus VAT for a new 6 year FRI lease, contracted outside of the Landlord and Tenant Act, with a rent review and tenant only break clause at the end of the 3rd year providing 6 months prior written notice.



### SERVICE CHARGE

A service charge is levied for the upkeep of the landscaping, sewage plant, insurance and communal water. We understand the service charge budget for the year ended March 2025 is £230 per quarter.

### SERVICES

We understand that mains water and electricity (including 3 phase) are available with a private drainage connection.

### RATES

Rateable Value:- (To be assessed as currently linked to Unit 10)  
A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this relief please contact Teignbridge District Council (01626 361101)

### LEGAL COSTS

A contribution of £350 plus VAT is required towards the landlord's legal and administration 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 (0859)



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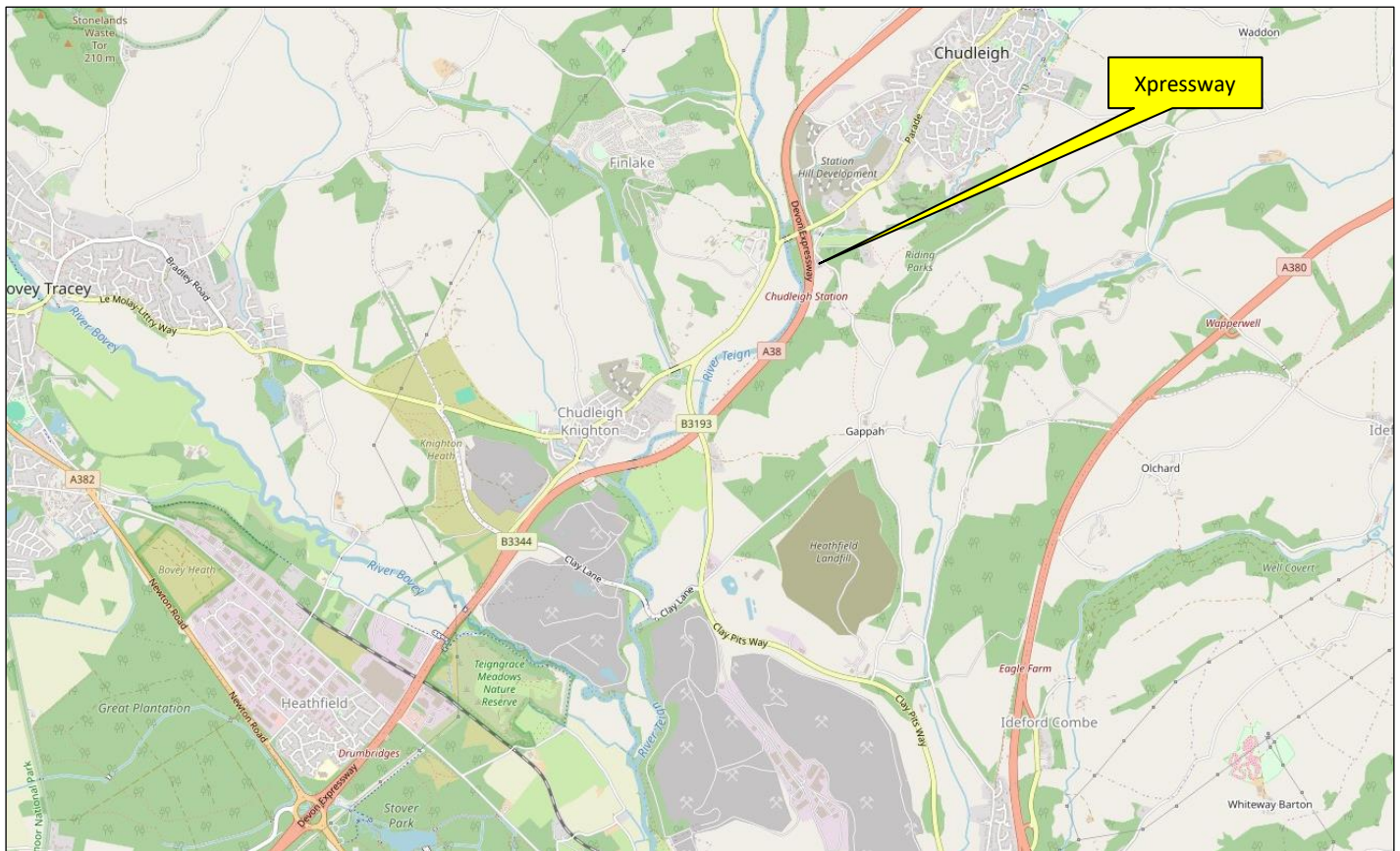
**Web: www.noonroberts.co.uk**

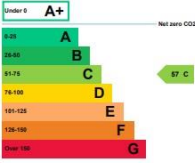




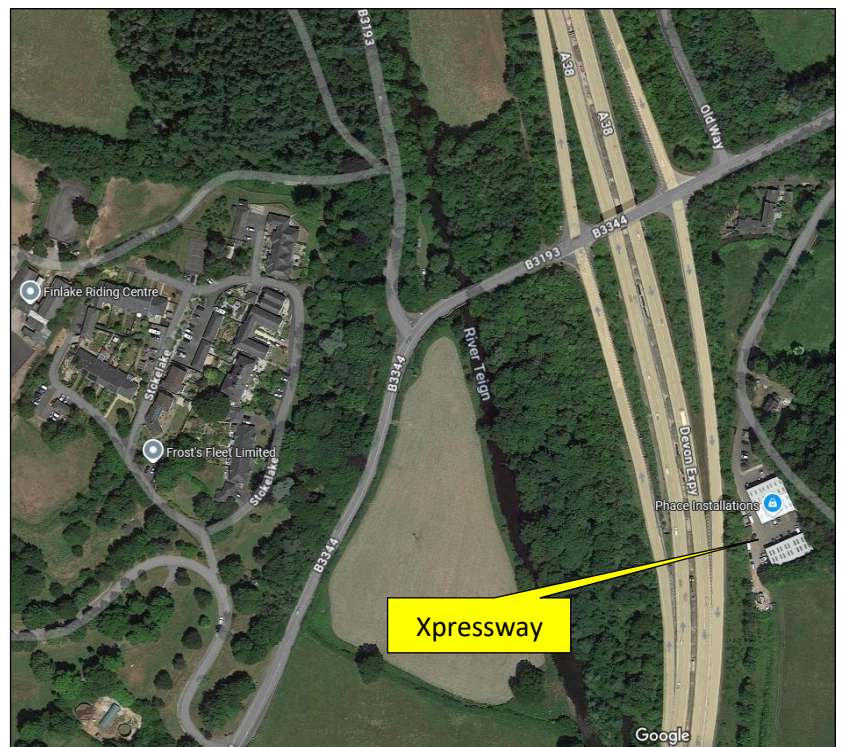
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Energy performance certificate (EPC)		
Unit 11 Xpressway Business Park Chudleigh NEWTON ABBOT TQ13 9FJ	Energy rating <b>C</b>	Valid until: 3 November 2034
		Certificate number: 3601-9111-6984-6955-8051
Property type	Offices and Workshop Businesses	
Total floor area	157 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is C.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		
		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built		
If typical of the existing stock		



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.