

# TO LET

## SUBSTANTIAL INDUSTRIAL / WAREHOUSE UNIT ON SOUGHT AFTER TRADING ESTATE

Approximately 279 sq.m (3,003 sq.ft) Ground Floor Workshop  
with Office and Workshop area plus allocated Car Parking

**Rent incentives available for an early occupation**

**UNIT 5B INTERNATIONAL HOUSE, BATTLE ROAD,  
HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6RY**



An opportunity to enter into a new lease of this substantial Industrial / Warehouse unit conveniently located on the Heathfield Industrial Estate opposite the Mole Valley Farmers site and adjacent to the A38 dual carriageway. These premises are well fitted with a large open plan Office plus enclosed workshop area with a large open warehouse to the rear. Suitable for a wide variety of potential users.

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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 at Newton Abbot which is approximately 5 miles distant and Torquay which is approximately 12 miles, which will be far easier to access once the bypass currently under construction is completed.

International House is a substantial mixed-use building on Battle Road, the main spine road leading into the Heathfield Industrial Estate. The premises are arranged on the ground floor with a good eaves height and vehicular access from a large roller shutter door. To the front is a car parking area with allocated spaces for 4 cars plus a loading and unloading area.

#### ACCOMMODATION

Brief details of the accommodation with approximate maximum dimensions are as follows:- *(Library photos awaiting re-inspection)*

##### Workshop

**26.15m x 10.67m (87'1" x 35'0") max**

Useful open space with roof lights giving good natural light.

The warehouse has a minimum eaves height of 5.14m (16'10"). Overhead lighting and power points as fitted. Concrete floor.

##### Office

**5.77m x 5.03m (18'11" x 16'6") max**

Suspended ceiling with integrated LED lighting. Carpeted. Dado trunking for power and data. Glazed panels to workshop area.



Roller Shutter door providing full height vehicular access of approximately 4.6m x 3.6m (15'6" x 11'10").

##### Workshop Area

**6.02m x 5.77m (19'9" x 18'11") max**

LED lighting. Dado trunking. Double doors to warehouse area





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#### Secure Store

**3.14m x 2.97m (10'3" x 9'9") max**

Block built store with lighting. Previously a chemical store.

Kitchen area located at the rear of the unit comprising base and wall units. Stainless steel sink unit. Space for fridge.

**Gents Toilet** – Low level WC suite with wash hand basin

**Ladies Toilet** – Low level WC suite with wash hand basin.

#### EXTERNALLY

To the front of the unit is a level loading and unloading area with 4 reserved car parking spaces.

#### RENT AND TUNURE

A phased rent is available over the first 3 years of the term at £18,000 pax for year 1, £19,000 pax for year 2 and £20,000 pax for year 3 plus VAT. A new six-year FRI lease is available, 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 service charge is payable for the maintenance of the roof and the external landscaping and management of the estate. The tenants will reimburse the Landlords for the proportionate Buildings insurance premium.

#### LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal costs, including abortive costs, for setting up of the lease.

#### RATES

Rateable Value: - £14,500 (2023 valuation)

We understand that qualifying business will benefit from a rate reduction of up to 100% under the Small Business Rate Relief Scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council (01626 361101)

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is shown below, with a full version available to download from the web site. The rating for the premises is: C 75

#### SERVICES

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

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0571)

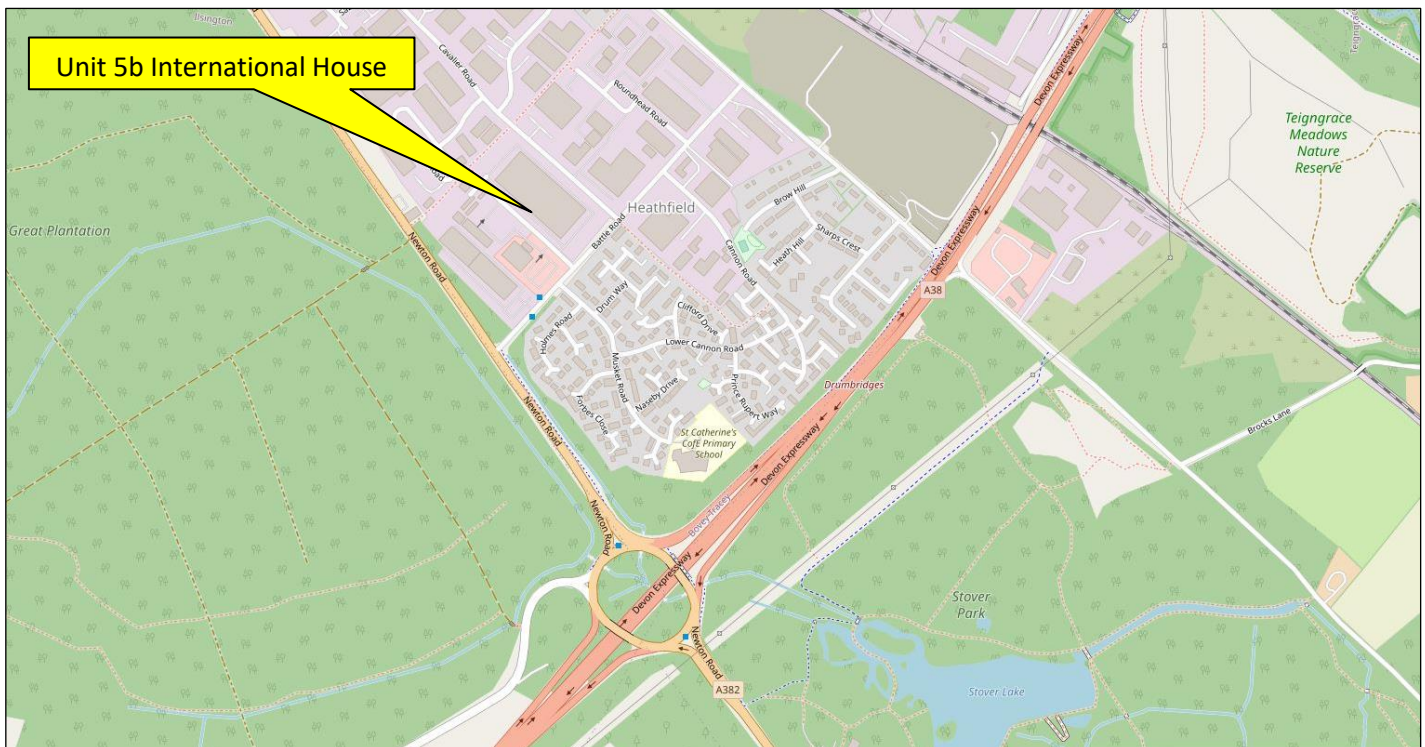


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## Energy performance certificate (EPC)

Unit 5b, International House  
Battle Road  
Heathfield Industrial Estate  
NEWTON ABBOT  
TQ12 6RY

Energy rating

**C**

Valid until: **18 March 2030**

Certificate  
number: **2502-3027-0703-0800-5601**

Property type

B1 Offices and Workshop businesses

Total floor area

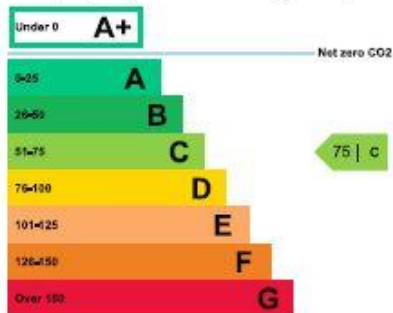
359 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built **21 | A**

If typical of the existing stock **62 | C**

### Breakdown of this property's energy performance

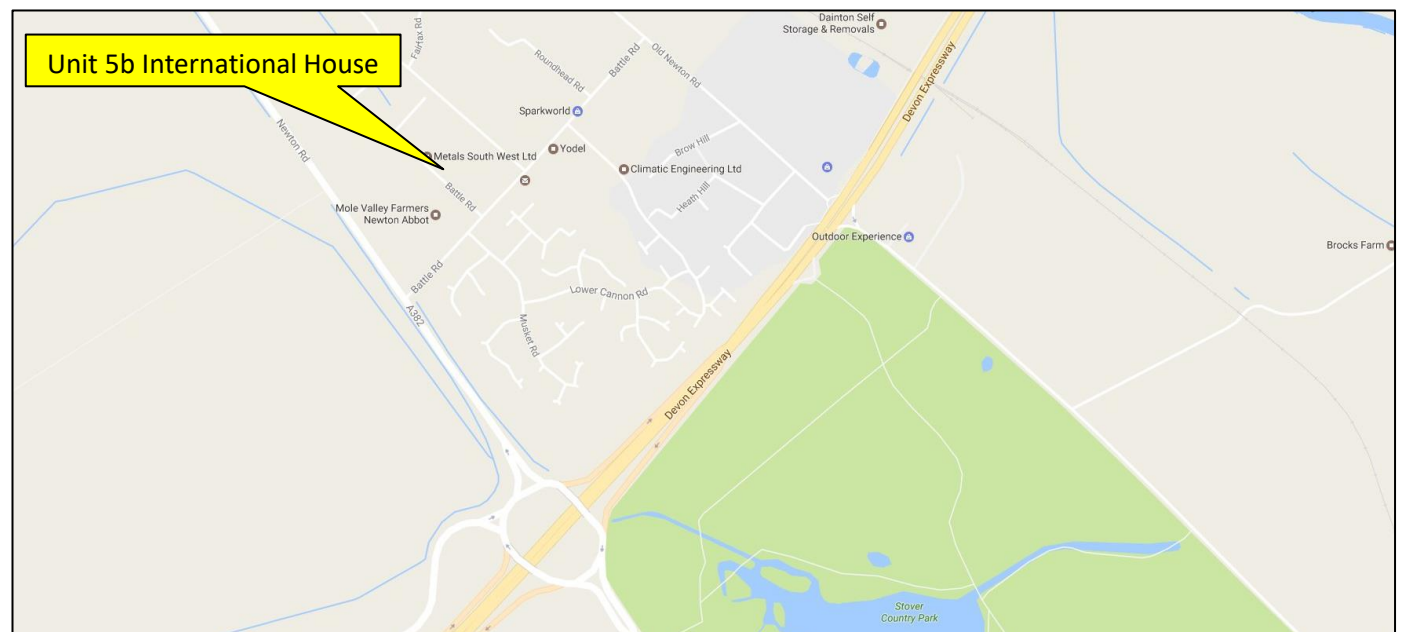
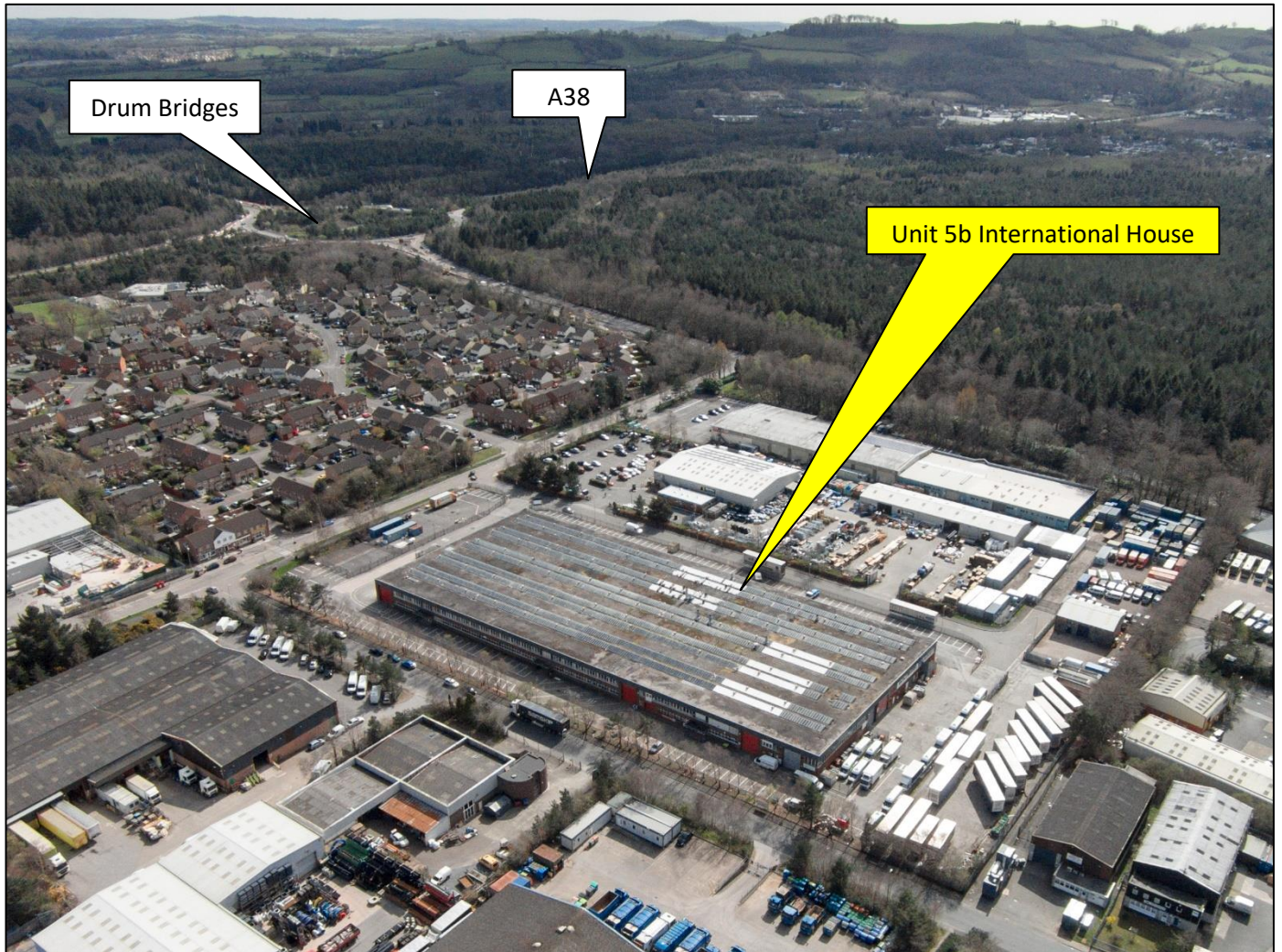
Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	20,74
Primary energy use (kWh/m2 per year)	122



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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.