

# TO LET

## MODERN INDUSTRIAL UNIT ON SOUGHT AFTER TRADING ESTATE WITH ALLOCATED CAR PARKING

Approximately 61 sq.m (659 sq.ft) plus 1st floor mezzanine of 14 sq.m (151 sq.ft)  
(Additional Mezzanine available from tenants of 29.5 sq.m (317 sq.ft))

**UNIT 9 SAMARA BUSINESS PARK, CAVALIER ROAD  
HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6TR**



An opportunity to acquire a new lease on this modern industrial unit conveniently located on the Heathfield Industrial Estate which is sited adjacent to the A38 dual carriageway. The premises have an existing office and kitchenette on the ground floor with 1st floor storage over. An additional Mezzanine has been installed by the current tenants which can be available to purchase should an incoming tenant require this. Full details on request.

**T. 01392 691007**

**M. 07831 273148**

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

## SITUATION AND DESCRIPTION

The Business Park is located in Cavalier Road just off the main estate spine road of Battle Road and adjoining the Teignbridge Enterprise Agency complex. 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 to 2.2m and faced blockwork internally, to the same height, 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.

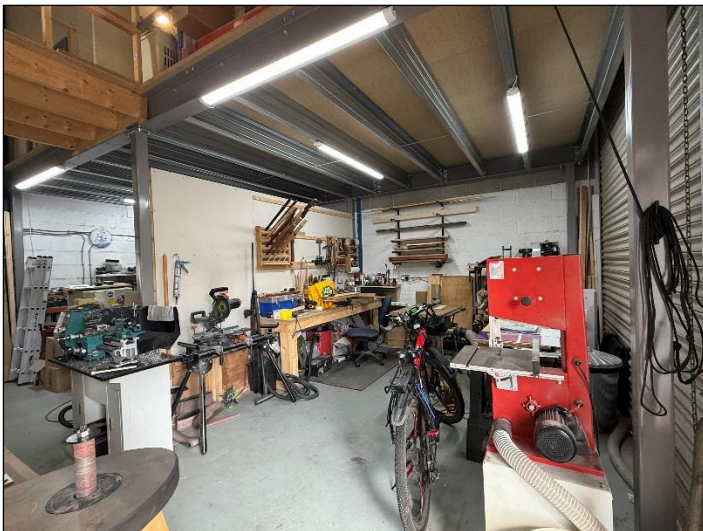
## ACCOMMODATION

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

### Workshop

**7.96m x 7.70m (26'1" x 25'3") max**

A roller shutter door leads from the car park area and provides good vehicular access. Concrete Floor. Overhead strip lighting. Translucent roof lights. Constructed within the premises are the following;



### Office

**2.52 x 2.16m (8'3" x 7'1") max**

Window. Strip lights and power points as fitted.

### Kitchen

**2.37m x 2.17m (7'9" x 7'1") max**

Window. Stainless steel sink unit with single drainer and cupboards below set into ample worktop. Space for fridge under. Strip lighting.

### Toilet

WC suite with wash hand basin and electric water heater.

### 1st Floor Mezzanine

**6.61m x 2.17m (21'8" x 7'1") max**

Leading off the workshop area with a staircase up to the storage area, which could be used for light storage or additional office space, subject to finishing and the usual consents. 2 windows to side.



### Additional Mezzanine Floor

**7.49m x 3.94m (24'7" x 12'11") max**

Installed by the current tenants and available to purchase by separate negotiation. Currently sub divided into 2 areas. LED lighting.



## EXTERNALLY

Level loading and unloading area with 3 allocated car parking spaces to the front courtyard.



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#### RATES

Rateable Value:- £5,600 (2023 valuation list)

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

#### RENT AND TENURE

£8,250 per annum plus VAT is sought for a new 6 year 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.

The rent will include all external repairs and decorations of the unit, the estate roads and all parking and landscaping areas. Also included in the rent will be the buildings insurance. The tenant will therefore be responsible for the internal repair and decoration of the unit, contents insurance and any services used.

#### SERVICES

Mains water, drainage, gas and electricity, including 3 phase are available.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below a full copy can be downloaded from the web site. The Rating is : - E 121

#### LEGAL COSTS

A contribution of £350 plus VAT is required towards the landlord's legal and administration costs in setting up the lease.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0001)



**Tel. 01392 691007**

**Mob. 07831 273148**

**Email. [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)**

**Web. [www.noonroberts.co.uk](http://www.noonroberts.co.uk)**

#### Energy performance certificate (EPC)

Unit 9 Samara Business Park Cavalier Road NEWTON ABBOT TQ12 6TR	Energy rating <b>E</b>	Valid until: 4 November 2029 Certificate number: 9090-6994-0311-3280-7084
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Property type	B1 Offices and Workshop businesses
Total floor area	76 square metres

#### Rules on letting this property

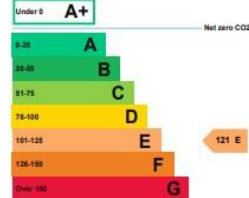
Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

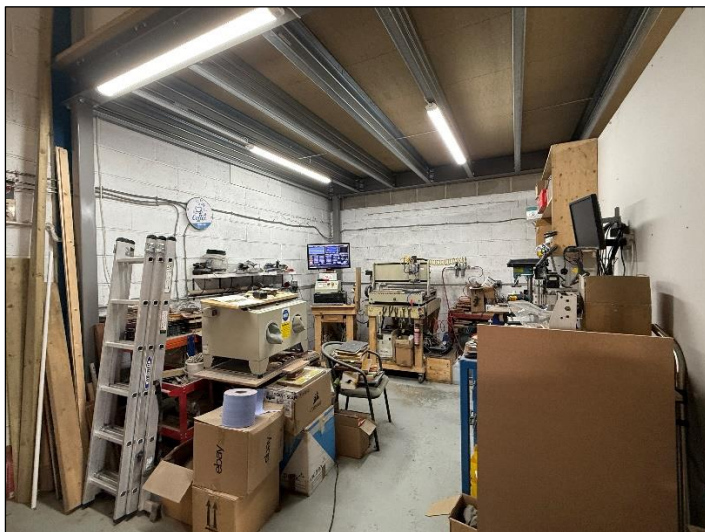
The better the rating and score, the lower your property's carbon emissions are likely to be.



#### How this property compares to others

Properties similar to this one could have ratings:

If newly built	40 B
If typical of the existing stock	117 E

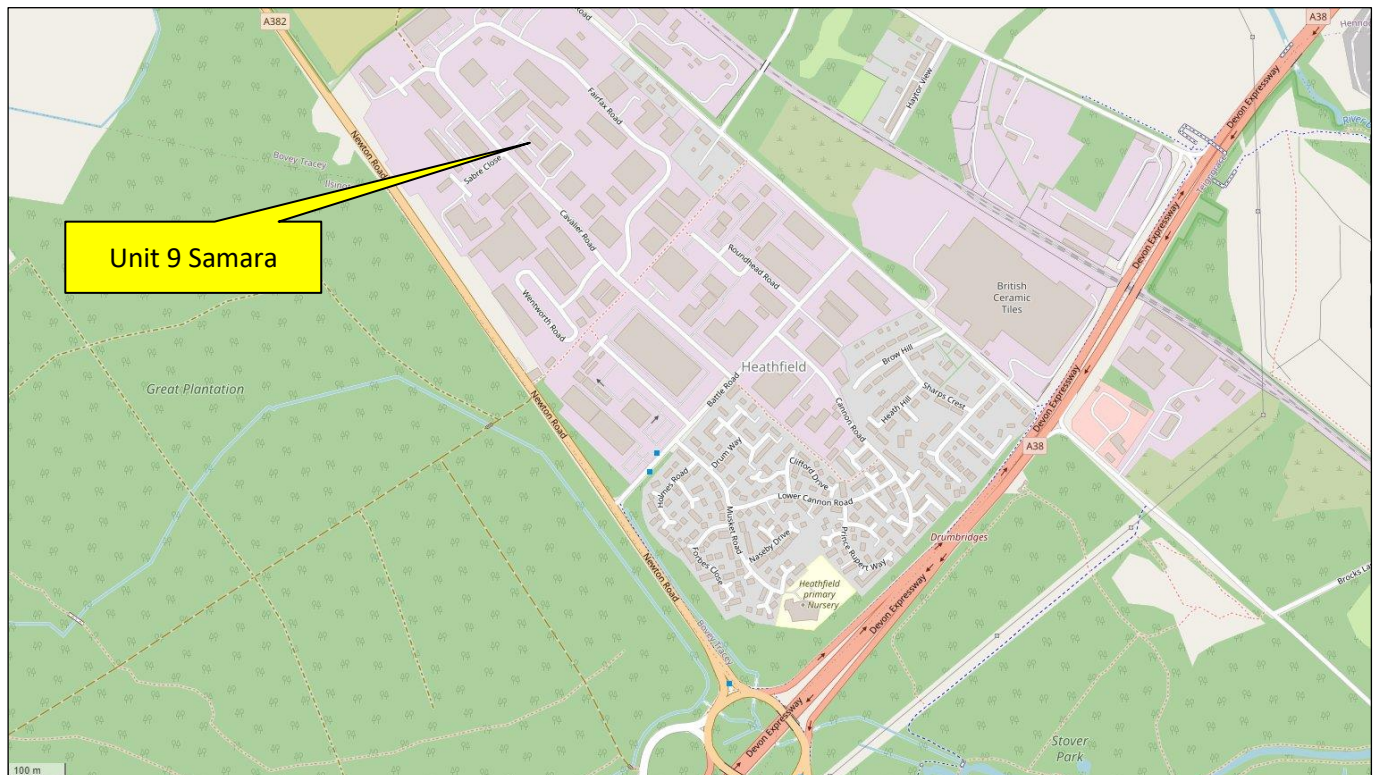




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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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