

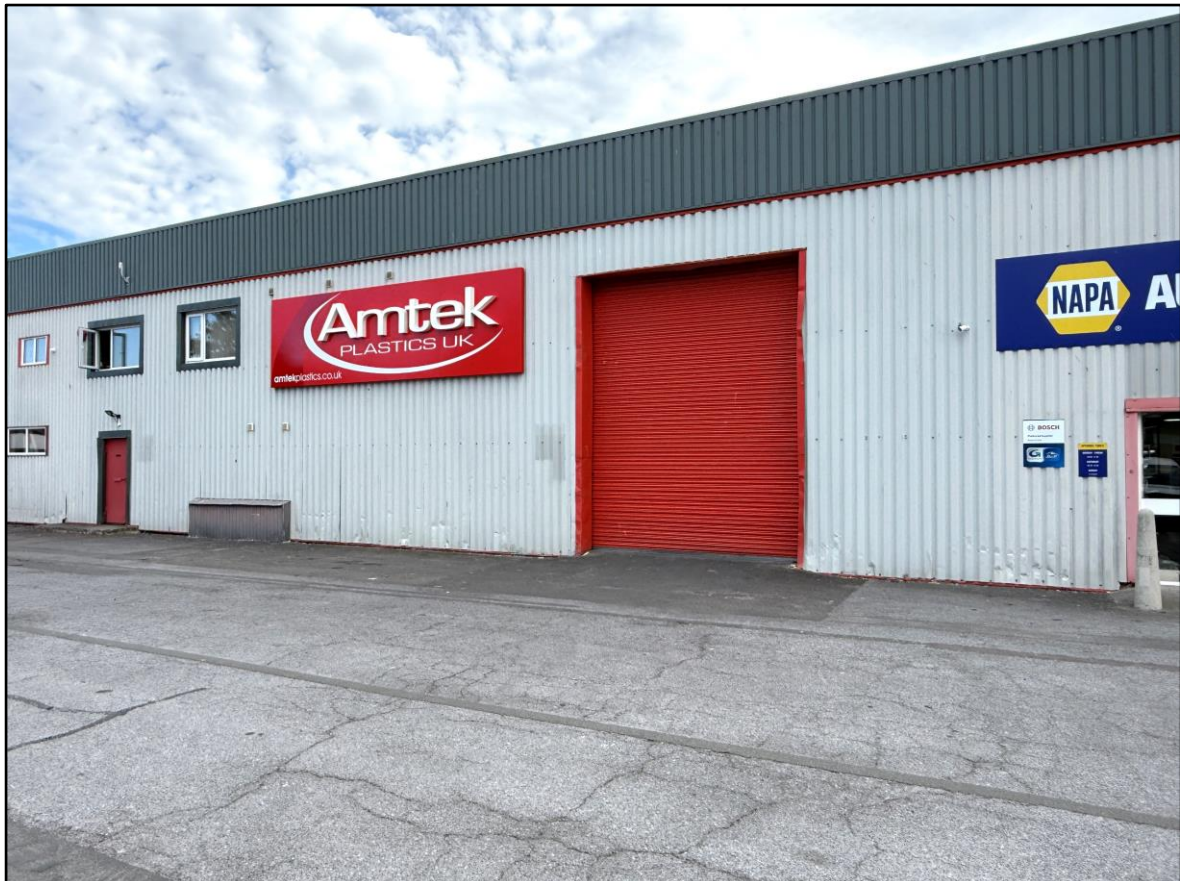


TO LET

SUBSTANTIAL INDUSTRIAL / WAREHOUSE UNIT WITH HIGH QUALITY OFFICES AND 11 PARKING SPACES

Approx. 583 sq.m (6,276 sq.ft) Workshop with Offices of 132 sq.m (1,420 sq.ft)
so totalling some 715 sq.m (7,696 sq.ft) with 11 Parking Spaces

**UNIT 4 INTERNATIONAL HOUSE, BATTLE ROAD, HEATHFIELD,
NEWTON ABBOT, DEVON, TQ12 6RY**



An opportunity to enter into a new lease of this substantial Industrial unit with high quality First Floor Offices, conveniently located on the Heathfield Industrial Estate which is sited adjacent to the A38 dual carriageway. These premises are well fitted and benefit from 11 Car Parking spaces, 2 of which have an electric Car Charging point. The Unit is suitable for a wide variety of 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 Newton Abbot which is 5 miles distant and Torquay which is approximately 12 miles distant.

International House is a substantial multi occupied building on the corner of Battle Road and Cavalier Road, the main spine roads leading into the Heathfield Industrial Estate. The premises are predominantly arranged on the ground floor with a warehouse / workshop with good vehicular access, plus a secure workshop / store, a staff room plus toilet and kitchen facilities. On the first floor is a large well fitted open plan office area with Aircon, 2 managers offices plus a further kitchen, toilet and shower. These offices can be separately accessed from the Car Park allowing a user to restrict access to the Warehouse and Offices if required. To the front is a parking area with space for 11 cars including 2 Electric Car Charging points, plus a loading area.

ACCOMMODATION

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

Approached from the front courtyard area via either a full height electric roller shutter door into the workshop area or a pedestrian door into a lobby leading to the Offices.

Warehouse

26.87m x 21.70m (88'2" x 71'2") max

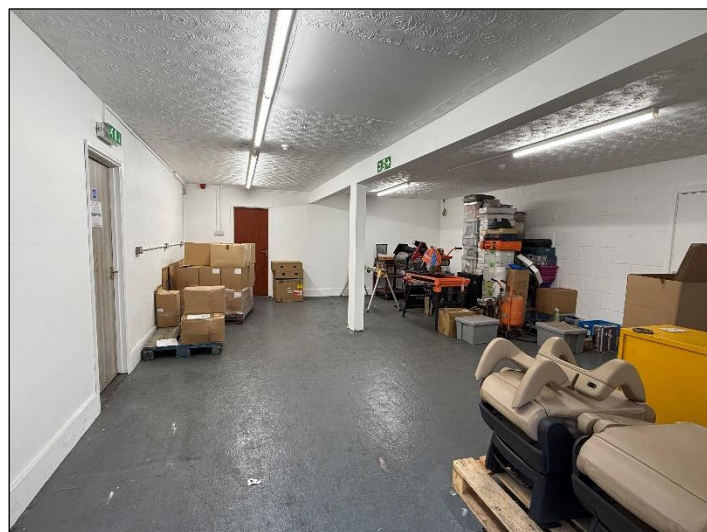
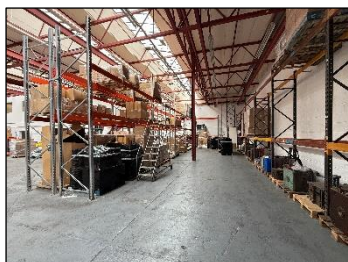
Full height electric roller shutter door. Concrete floor. Overhead strip lighting. Power as fitted. Door to rear fire escape. Minimum eaves height of 5.14m (16'10"). Fire alarm system. Constructed within the main workshop are the following



Workshop

7.94m x 6.14m (26'0" x 20'2") max

Useful workshop or secure storage area with strip lighting and power as fitted. Concrete floor. Walk in storage cupboard. Door to Warehouse and door to



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Office / Store

**5.88m x 3.03m plus 2.63m x 2.60m
(19'3" x 9'11" plus 8'8" x 8'6") max**

"L" shaped room with window and double door to one elevation. Strip lighting and power as fitted. Tiled floor. 2 storage cupboards. Electric panel heater. Leading off this area is an inner corridor with doors to



Kitchen

1.66m x 1.40m (5'5" x 4'7") max

Range of wall and base units with stainless steel sink unit with single drainer inset into the worktops. Space for fridge under. Tiled floor. Power as fitted. Tiled splashback.



Toilet

WC suite with wash hand basin.

Toilet

WC suite with wash hand basin.

Staff Room

5.80m x 2.17m (19'0" x 7'11") max

Tiled floor. Electric panel heater. Strip lighting and power as fitted. Door to main entrance lobby.



FIRST FLOOR

Office

12.11 x 10.88m (39'9" x 35'8") max

Accessed from the front courtyard with inner lobby and security door. Large open plan office with 2 HVAC wall mounted heating and air con units. Strip lighting. Carpeted. Power as fitted. Windows to 2 elevation to the Warehouse. Electric wall heater. Walk in storage cupboards.



Toilet

Low level WC suite with wash hand basin. Tiled floor.

Shower

Tiled floor and tiled walls. Fitted shower cubicle with mixer shower unit.

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Office 2

3.07m x 3.17m (10'1" x 10'5") max

Window to front offering good natural light. Carpeted. HVAC Unit for heating and cooling. Electric wall heater. Power and lighting as fitted.



Office 3 / Meeting Room

3.43m x 3.40m (11'3" x 11'2") max

Overhead LED lighting. Power as fitted. Glazed panel overlooking the warehouse. Carpeted. HVAC unit.



Kitchen

3.12m x 1.68m (10'3" x 5'6") max

Range of wall and base units with worktop and inset stainless steel sink unit and single drainer. Under counter hot water boiler. Tiled floor. Power and strip lighting as fitted. Space for fridge under.

EXTERNALLY

To the front of the unit is a level loading and unloading area with 11 reserved car parking spaces including 2 spaces fitted with Pod Point electric car charging points.



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RENT AND TENURE

A rent of £46,500 per annum plus VAT is sought for a new 6 year effective FRI lease by way of service charge with an upwards only rent review and tenant break clause at the end of the third year. The lease will be contracted outside of the Landlord and Tenant Act 1954.

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

SERVICE CHARGE

A service charge is payable for the maintenance of the roof, shared services, the external landscaping and the general management of the estate. The tenants will also reimburse the Landlord for their proportion of the Buildings insurance premium.

RATES

Rateable Value: - £32,500 (2023 valuation)

For further details on the above, or for the Rates Payable, please contact Teignbridge District Council Business Rates Department (01626 361101)

LEGAL COSTS

A contribution of £395 plus VAT will be required towards the landlords' legal cost, to include abortive costs, for setting up the new lease.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been requested for the premises, a summary will be shown below, the full version is available to download from the web site. The rating is: D 91

SERVICES

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 (0636)



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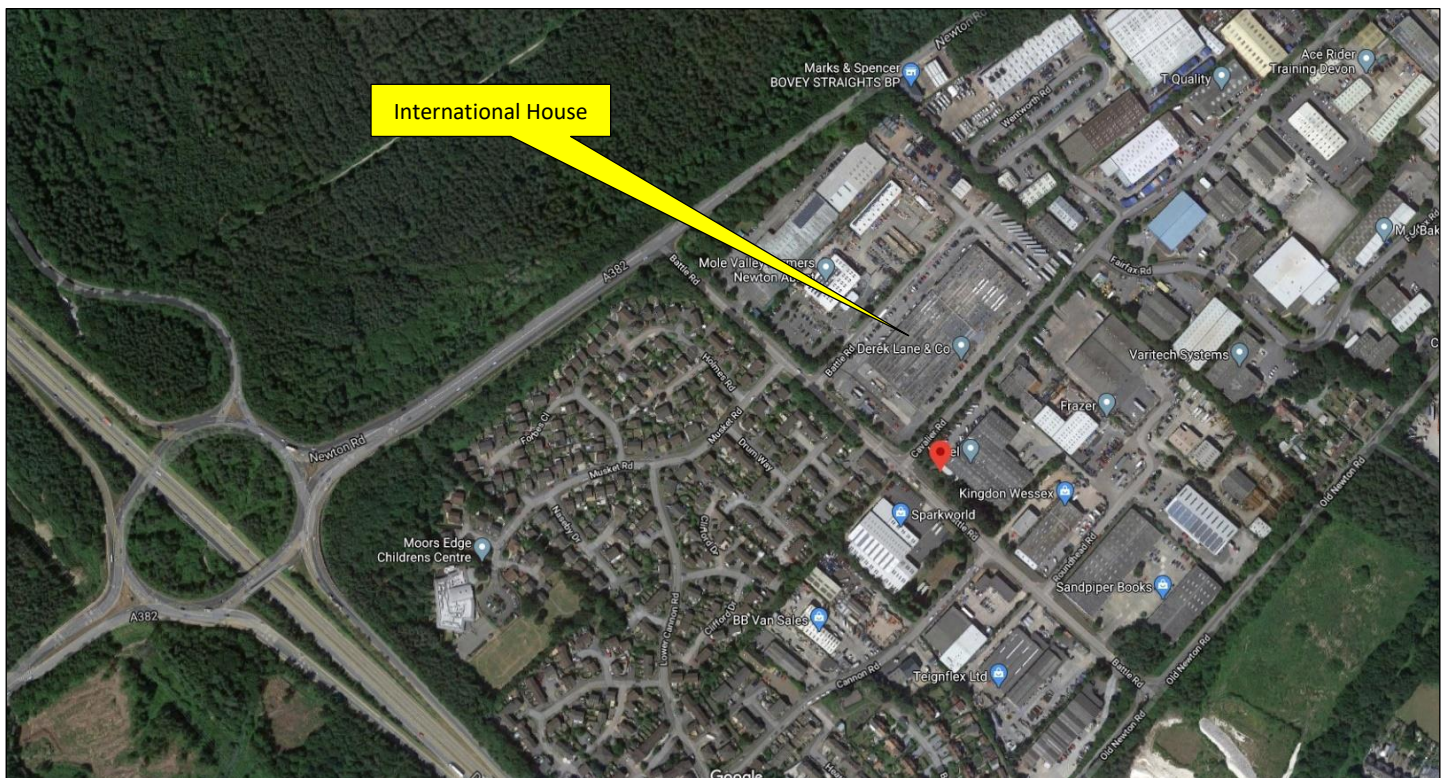
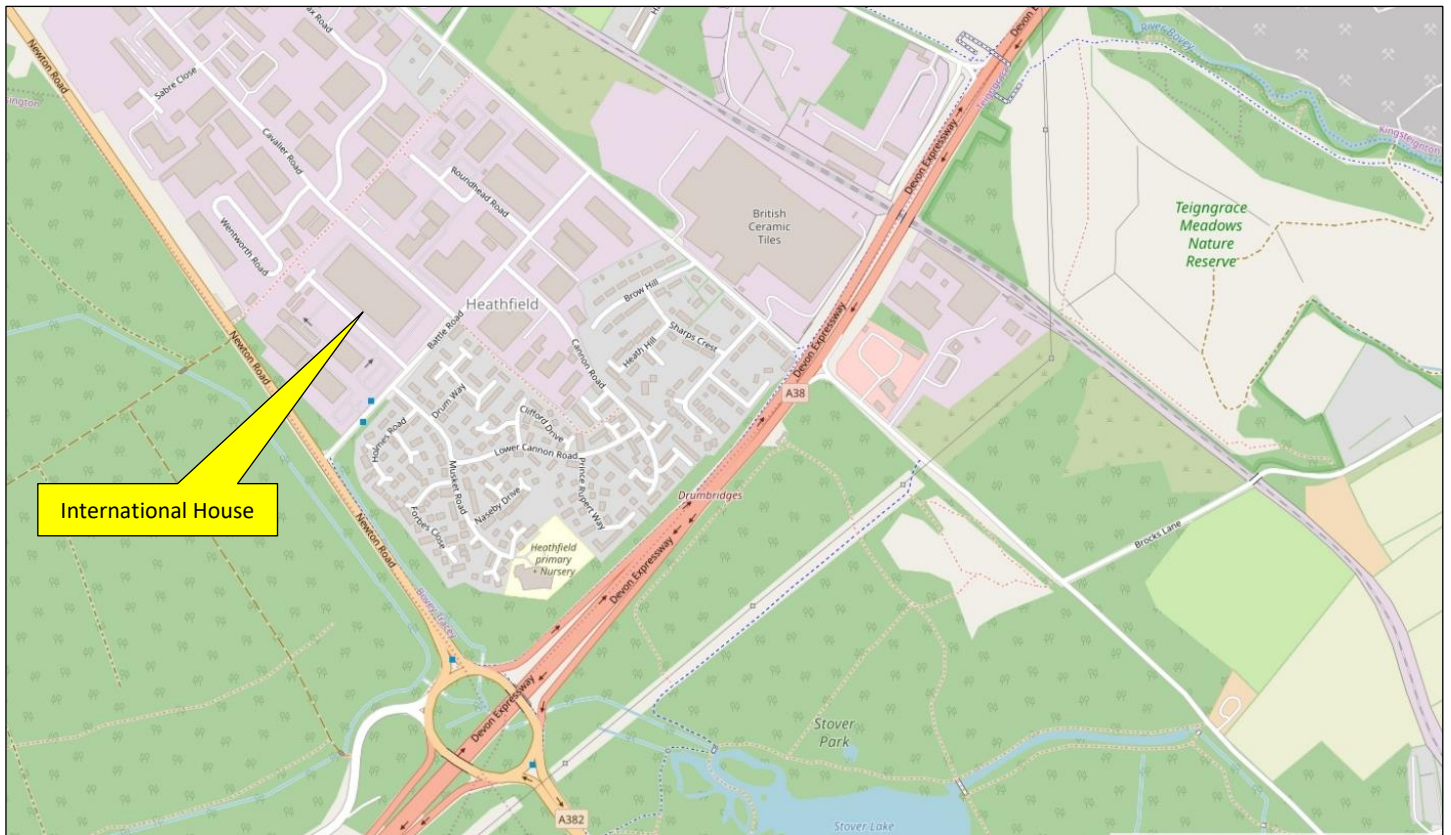
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02/07/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

UNIT 4
INTERNATIONAL HOUSE
BATTLE ROAD
HEATHFIELD INDUSTRIAL ESTATE
NEWTON ABBOT
TQ12 8RY

Energy rating

DValid until: **1 July 2031**

Certificate number: 5714-8950-3607-0058-7003

Property type

B1 Offices and Workshop businesses

Total floor area

718 square metres

Rules on letting this property

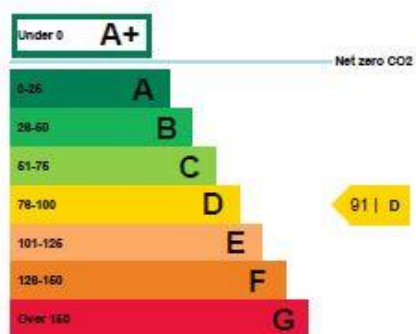
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



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

29 | B

If typical of the existing stock

84 | D

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5714-8950-3607-0058-7003?print=true>

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