

TO LET

WAREHOUSE PREMISES WITH RANGE OF QUALITY OFFICES ON GROUND AND FIRST FLOORS

Warehouse of approx. 51.4 sq.m (553 sq.ft) plus Ground and 1st Floor Offices of 109.2 sq.m (1,175 sq.ft) so totalling some 160.6 sq.m (1,729 sq.ft) with Parking

**UNITS 1 & 2 XPRESS WAY BUSINESS PARK, STATION HILL,
CHUDLEIGH, DEVON, TQ13 0FJ**



An opportunity to acquire a new lease of this modern and well-designed production / Office unit with Ground Floor Warehouse / Workshop space and a range of Ground and First Floor offices, 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 wide variety of users including light manufacture, storage and distribution benefitting from a range of high quality offices.

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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.

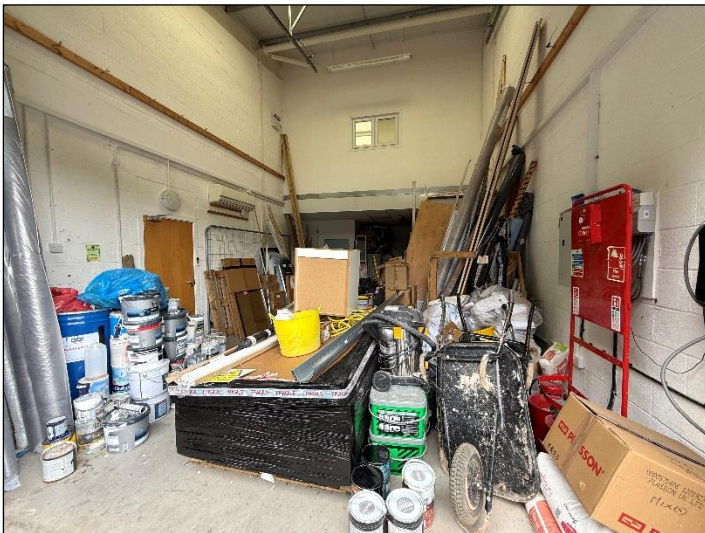
The units are constructed to a high standard, comprising a steel portal frame with lower elevations of faced blockwork with timber cladding over, with the roof covered in plastic coated profiled steel cladding, incorporating an insulation quilt and internal lining together with double skin roof lights offering good natural light. This Unit has been extensively fitted out with a Workshop / Warehouse area plus a range of Offices on Ground and First Floors including a large meeting room. The premises would suit a range of occupiers.

ACCOMMODATION

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

Warehouse / Workshop 10.14 m x 5.07m (33'3" x 16'8") max

Electric up and over 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. Wall mounted air con unit. To the rear is an



Accessible Toilet

WC suite with wash hand basin and electric wall heater. Altro flooring. Suspended ceiling with LED lighting.

Reception Area 1 3.84m x 3.03m (12'7" x 9'11") max

Glazed door from parking courtyard. Vinyl floor. Partition to rear office. Up and Over door with glazed panels.

Accessible Toilet

WC suite with wash hand basin and electric wall heater. Altro flooring. Suspended ceiling with LED lighting.

Office 2 7.03m x 5.14m (23'1" x 16'10") max

Suspended ceiling with integrated LED panels. Carpeted. Trunking to 3 walls for power and data. Air con wall mounted unit. Understairs cupboard.

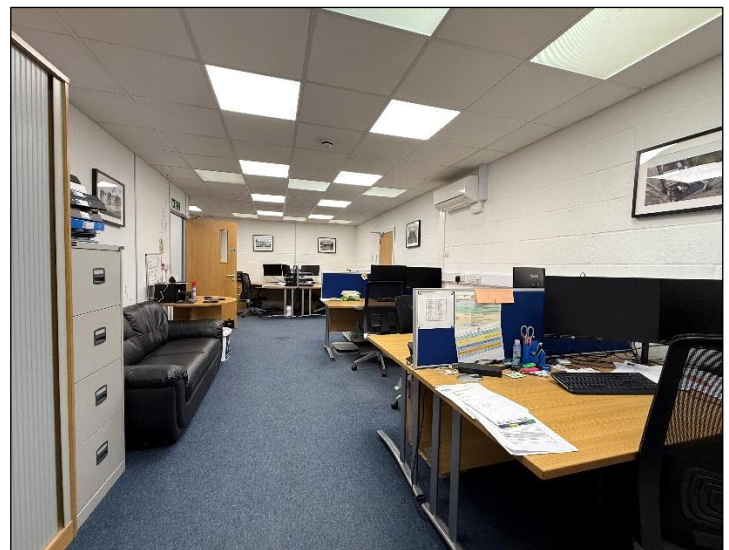


FIRST FLOOR

Office No 3

9.67m x 3.85m (31'9" x 12'8") max

Suspended ceiling with integrated LED lighting. Trunking to 2 walls for power and data. Carpeted. Power and data as fitted. Wall mounted air con unit.



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Kitchen Area

2.68m x 1.76m (8'4" x 5'9") max

Range of wall and base units with worktop and inset stainless steel sink unit with single drainer. Space for fridge. Window to side.



Office 4 / Meeting Room

5.06m x 3.86m (16'7" x 12'8") max

Carpeted. Translucent roof lights. Aircn unit. Dado trunking to 3 walls for power and data. Glazed panel overlooking worktop.



EXTERNALLY

Level loading area with 2 allocated car parking spaces.

RENT & TENURE

£16,250 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:- £14,000 (2023 valuation)

A reduction 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 Business rates department (01626 361101)

LEGAL COSTS

A contribution of £395 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 (0877)



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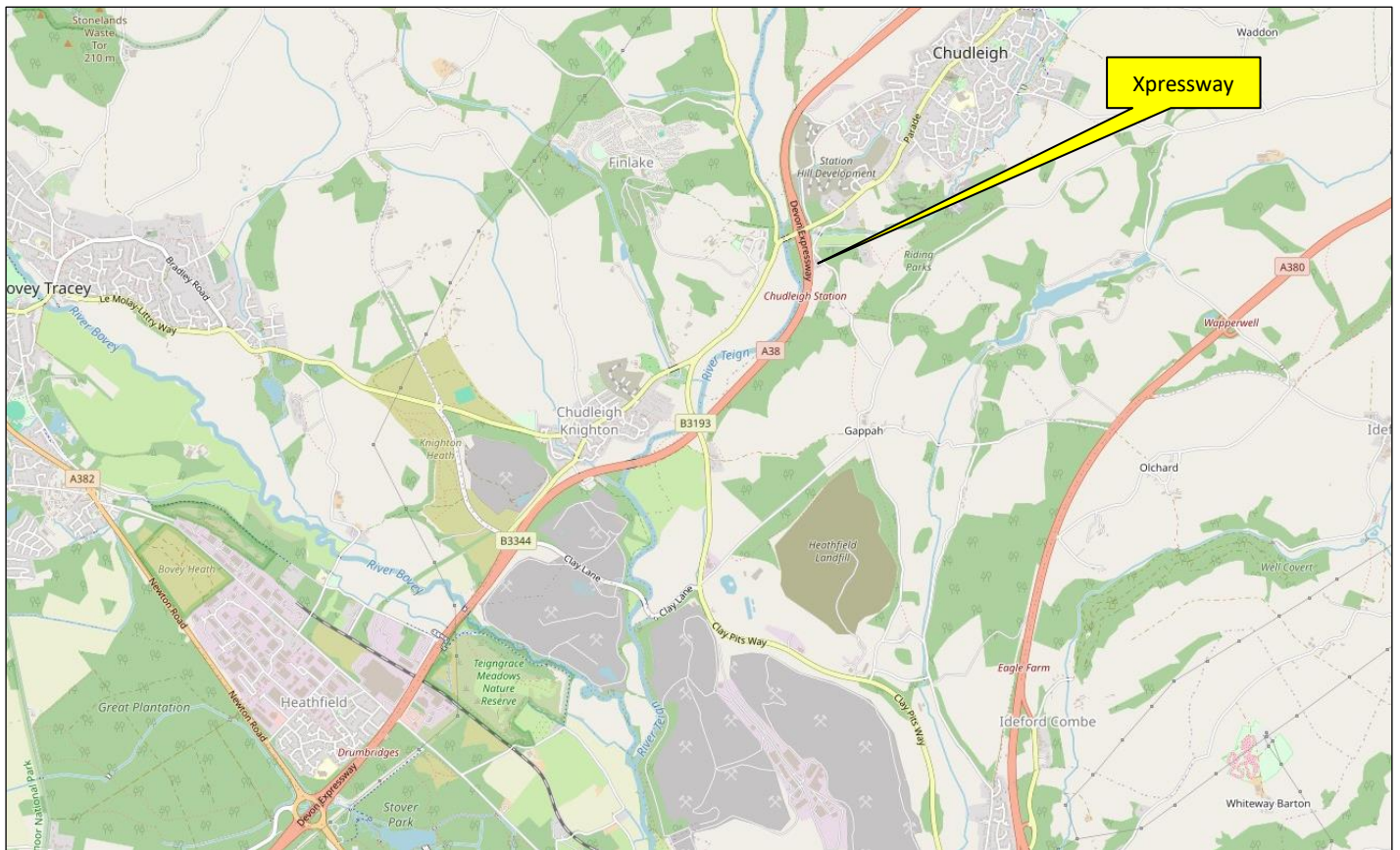
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Energy performance certificate (EPC)

Unit 12 Xpressway Business Park Chudleigh DEVON PL30 1JF	Energy rating C	Valid until: 31 July 2029
		Certificate number: 9463-3853-0812-0808-1695

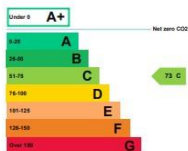
Property type: B1 Offices and Workshop businesses
Total floor area: 175 square metres

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 C.

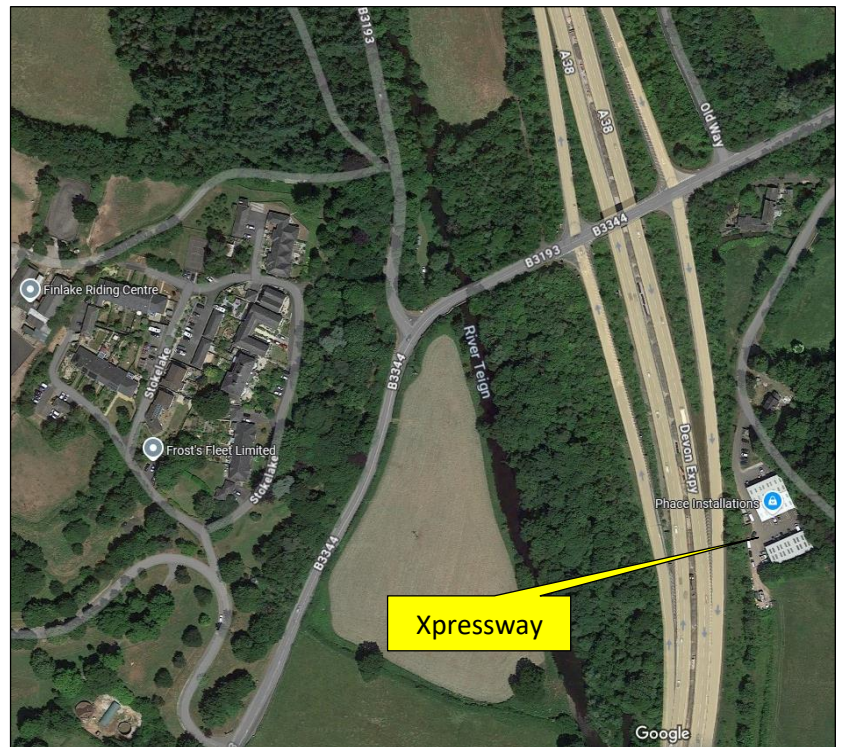


Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 36 B
If typical of the existing stock: 105 E



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.