

TO LET

MODERN WAREHOUSE UNIT WITH FIRST FLOOR OFFICES AND AMPLE PARKING TO THE FRONT

Ground Floor Warehouse of approx. 640.7 sq.m (6,896 sq.ft) with First Floor Offices of 51.3 sq.m (552 sq.ft) so totalling 692 sq.m (7,448 sq.ft) plus ample parking

**UNIT 3, BATTLE ROAD, HEATHFIELD INDUSTRIAL ESTATE,
NEWTON ABBOT, DEVON, TQ12 6RY**



An opportunity to occupy these well located modern Warehouse premises on the sought after Heathfield Industrial Estate adjacent to the A38 Exeter to Plymouth dual carriageway. The unit is a mid-terrace unit with the benefit of a substantial loading / unloading area to the front with parking for 6 - 8 cars. The Unit is therefore suitable for a wide variety of potential users including Warehouse / Distribution due to its high eaves.

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SITUATION AND DESCRIPTION

The premises are well located just off Battle Road, the main spine road running through the centre of the Estate, and comprise 2 terraces of units facing each other with a generous central concreted loading / unloading area offering excellent access for artic deliveries etc. The units are constructed to a high standard with a portal steel frame and lower elevations of faced brick and block with the upper elevations of profiled plastic covered steel cladding with insulation quilt and internal lining and incorporates translucent panels providing good natural light. The floor is power floated concrete with a full height concertina door for vehicular access. The unit has a ground floor Office / Staff Room plus 2 further Offices on the first floor.

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. The unit offers the ability for manufacture or high bay warehousing.

ACCOMMODATION

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

Approached from the front forecourt area via either a full height roller shutter door or pedestrian door into the

Warehouse

35.84m x 17.83m (117'7" x 58'6") max

Excellent vehicular access via the full height roller shutter door. Overhead lighting and power as fitted. Translucent roof lights. Power floated concrete floor. Minimum eaves 6.17m (20'3") rising to 10.37m (34'0"). To the front is a



Entrance Lobby

Door from parking courtyard. Stairs to first floor. Doors to Warehouse and



Staff Room / Office

5.35m x 4.20m (17'7" x 13'9") max

Glazed panel to workshop. Carpeted. Suspended ceiling with integrated LED lighting. Power as fitted.

Kitchen

4.31m x 1.63m (14'2" x 5'4") max

Range of base units with worktop and inset twin bowl stainless steel sink unit. Space for fridge. Power as fitted.

Ladies Toilet

WC cubicle with wash hand basin. Tiled floor. Window. Electric wall heater.

Gents Toilet

WC cubicle with wash hand basin. Tiled floor. Electric wall heater.

Stairs from the entrance hall lead up to a Landing and doors to

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Office No 2

4.54 x 3.08 (14'10" x 10'1") max

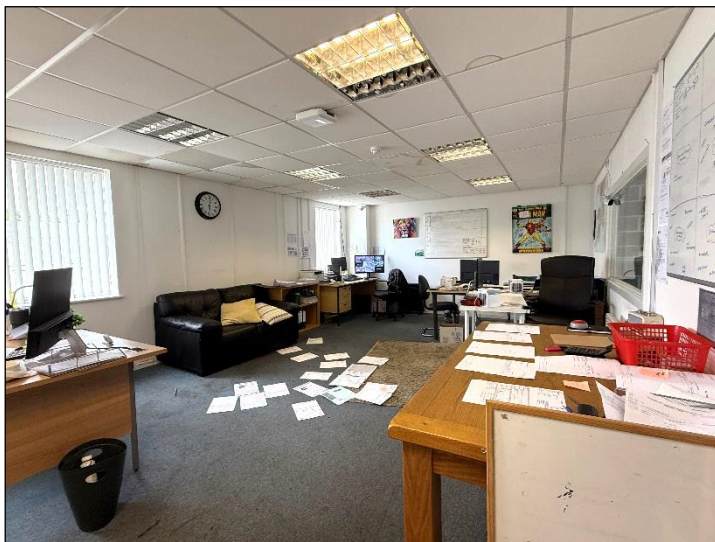
32 windows to the front. Glazed panel to the warehouse. Electric wall heater. Power as fitted. Suspended ceiling with integrated strip lighting.



Office No 3

7.24m x 4.55m (23'9" x 14'11") max

Light and airy with 3 windows to the front. Could be subdivided into 2 smaller offices if required. Carpeted. Suspended ceiling with integrated LED lighting. Power as fitted.



EXTERNALLY

To the front of the Unit is a generous concreted loading and unloading area together with parking for 6 - 8 cars plus loading facilities.

SERVICES

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

RATES

Rateable Value: £38,000

(2023 valuation)

For further details on the Rateable Value and the Rates payable, please contact the Business Rates Department at Teignbridge District Council rates department (01626 361101).

VAT

VAT is payable on the rent and any service charge.

RENT AND TENURE

A rent of £60,364 pax plus VAT is sought for the remainder of a sub lease which commenced on the 1st March 2024 and expires on the 31st March 2028 on effective FRI terms by way of service charge. A photographic schedule of condition was prepared on commencement of the term. We understand the tenants have a break clause on the 30th September 2026 by providing 6 months prior written notice. The sub-lease was contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

If the sub-lease is to be taken by a Limited Company, a rent deposit or Personal Guarantee may be required subject to sight of recent financial accounts etc. Full details on request.

ENERGY PERFORMANCE CERTIFICATE

An updated EPC has been obtained for the premises. A summary is shown below with a full version available to be download from the web site. The Rating is : - D 99

LEGAL COSTS

Each party to be responsible for their own legal costs involved in entering into the lease.

ANTI MONEY-LAUNDERING

A successful tenant will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed.

VIEWING

Strictly by prior appointment only with the joint sole agents, for the attention of either Katie Purrington at JLL (01392 429380) Katie.purrington@jll.com or Tony Noon at Noon Roberts (07831 273148) Ref (0880)



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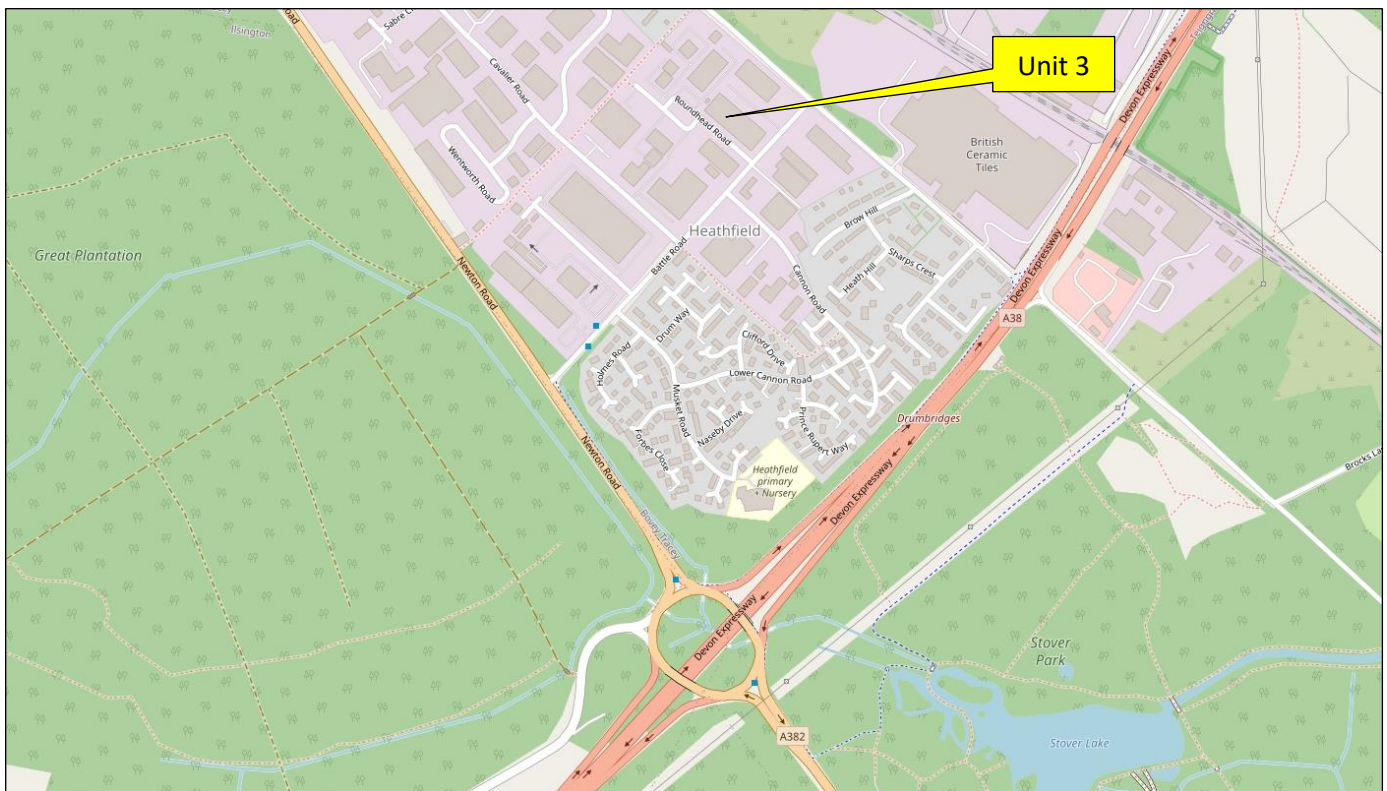
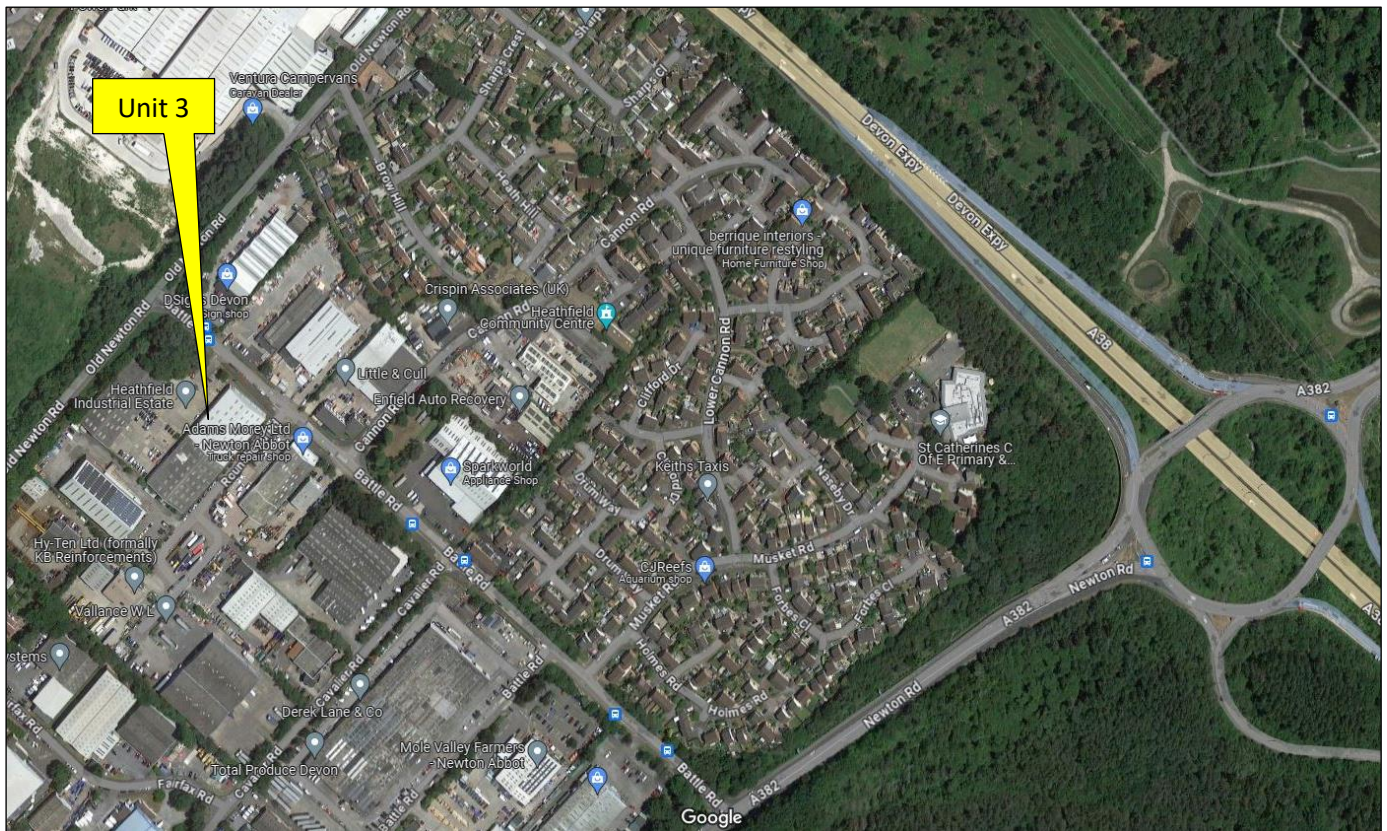
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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