

TO LET

INDUSTRIAL / WAREHOUSE UNIT IN SOUGHT AFTER DEVELOPMENT ADJACENT TO THE A38 EXPRESSWAY

Approx. 101 sq.m (1,087 sq.ft) plus part Mezzanine Floor of 22 sq.m (236 sq.ft) so totalling some 123 sq.m (1,324 sq.ft) plus allocated Car Parking

**THE OLD STORE, THE OLD QUARRY, CATON CROSS,
ASHBURTON, DEVON, TQ13 7LH**



An opportunity to enter into a new lease of this Light Industrial / Warehouse unit conveniently located at Caton Quarry just off the A38 Devon Expressway offering easy access to Plymouth and Cornwall to the South and Exeter and the M5 Motorway network to the North. The Unit has recently been re-furbished, being located on this secure site benefitting from CCTV and electric entrance gates.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The Old Quarry is located at Caton Cross adjacent to the A38 Expressway between the Drum Bridges Roundabout at Heathfield and the exit for Ashburton, 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 35 miles distant. Other local business centres are at Newton Abbot which is approximately 5 miles distant and Torquay which is some 12 miles away. Ashburton offers a local centre with a vibrant Town Centre.

The Old Quarry at Caton Cross is a well maintained Industrial / Warehouse development which in addition to the busy Westcountry Storage Business and a range of Storage Containers also accommodated a range of refurbished Industrial Units. The Old Stores has recently been vacated and refurbished offering useful space in a very convenient location on flexible terms. The site has 24 hour 7 day access, with a sophisticated CCTV system and Electric entrance gates which are operated out of hours with swipe card access for tenants. The premises offer flexible accommodation, and would suit a variety of potential users.

ACCOMMODATION

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

Workshop Area

**15.84m x 9.20m reducing to 3.67m
(51'11" x 30'2" reducing to 12'0") max**

Irregular shaped accessed via either a pedestrian door or Roller shutter door. Translucent roof panels. Overhead lighting and power points as fitted. Painted concrete floor. To one end is a Kitchen area with wall and base units with worktop and inset sink and single drainer. Fitted fridge. Under the mezzanine floor is a sub divided storage / Workshop area with double doors to the main workshop.



Mezzanine Store / Office

4.96m x 4.20m (16'3" x 13'9") max

Irregular shaped room with window to one elevation. Power and lighting as fitted. Carpeted. Glazed panel overlooking workshop.

Gents Toilet

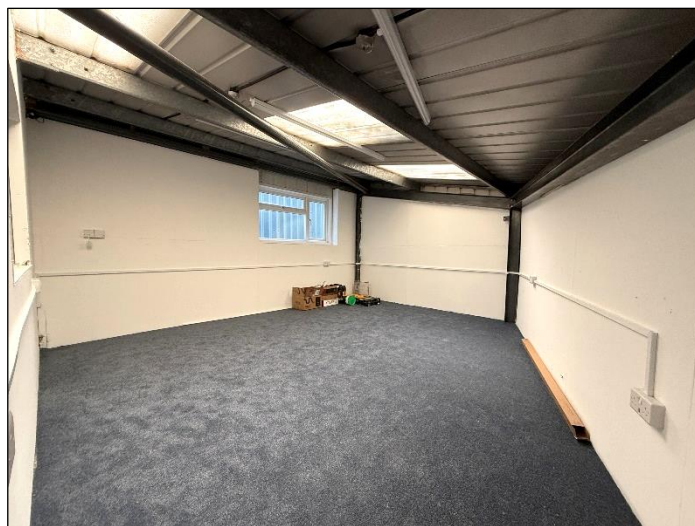
WC suite with wash basin. Electric over sink hot water heater.

Ladies Toilet

WC suite with wash basin. Electric over sink hot water heater.

EXTERNALLY

To the front of the unit is a loading area with 3 car parking spaces.



RENT

A rent of £10,950 pax plus VAT is sought for this recently refurbished Industrial unit with early occupation available.

TENURE

A new six-year lease is available, contracted outside of the Landlord and Tenant Act, with a rent review and tenant only break clause at the mid-way point, providing 6 months prior written notice. The Landlord will be responsible for the external repair and maintenance with the tenants responsible for the internal repairs and maintenance plus the Roller Shutter door. The tenants will reimburse the Landlords for the Buildings insurance premium.

RATES

Rateable Value: - £10,250 (2023 valuation)

We understand that a rates reduction of up to 100% might be available on the premises under the Small Business Rate Relief scheme for qualifying businesses. To see if you or the property qualify for this discount please contact the Business Rates department at Teignbridge District Council (01626 361101)

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SERVICES

Mains water and electricity (including 3 phase) are available to the premises. Drainage is via a private system.

LEGAL COSTS

A contribution of £350 plus VAT is required towards the landlord's legal costs, including abortive costs, for the setting up of the lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained. A full copy can be downloaded from the web site. The rating is: D 82

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0422)



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Mob. 07831 273148

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Web. www.noonroberts.co.uk

