

INDUSTRIAL

OFFICE

RETAIL

Noon  
Roberts



PROPERTY CONSULTANTS

# TO LET

## MODERN PRODUCTION / WAREHOUSE UNIT WITH FIRST FLOOR MEZZANINE STORAGE AREA

Approx. 52 sq.m (560 sq.ft) plus 1<sup>st</sup> Floor Storage Area of 20 sq.m (215 sq.ft)  
therefore totalling some 72 sq.m (775 sq.ft) with Parking

**UNIT 7 XPRESS WAY BUSINESS PARK, STATION HILL  
CHUDLEIGH, DEVON, TQ13 0FJ**



An opportunity to acquire a new lease on this modern and well-designed production / storage unit with part Mezzanine storage area 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 variety of users including light manufacture, storage and distribution.

Noon Roberts  
Ceramic House,  
Pottery Road, Bovey Tracey,  
Devon, TQ13 9TZ

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**Tel: 01392 691007**

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### SITUATION AND DESCRIPTION

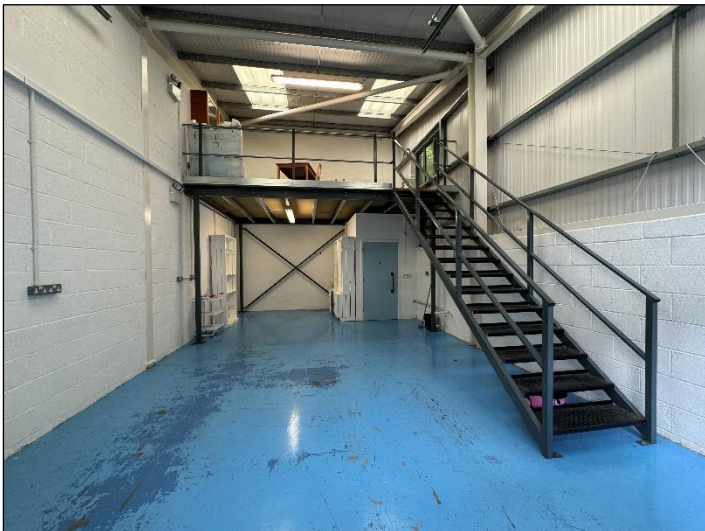
The Xpress Way Business Park is located on the edge of Chudleigh which is conveniently located adjacent to the A38 Dual Carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making this a favoured site for businesses covering the 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. The premises have a part mezzanine floor.

### ACCOMMODATION

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

**Workshop** **10.25 m x 5.07m (33'7" x 16'8") max**  
An electric roller shutter door leads from the car park area and provides good vehicular access. Painted concrete Floor. Translucent roof lights offering good natural light. Overhead strip lighting. Power as fitted.



Library Photo prior to current occupation

### Disabled Toilet

WC suite with wash hand basin and electric water heater.

**1st Floor Mezzanine** **5.07m x 3.84m (16'27 x 12'7") max**  
Leading off the workshop area with a staircase up to the open plan storage area. Strip lighting with power as fitted. Kitchen area with stainless steel sink unit inset into a worktop with cupboards and drawers below and space for fridge. Carpeted floor with vinyl by sink area. Useful for storage or as an open office area.

### EXTERNALLY

Level loading area with 2 allocated car parking spaces to each unit.

### RENT & TENURE

£7,950 per annum 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.



Library photo prior to current occupation

### SERVICE CHARGE

A service charge is levied for the upkeep of grounds maintenance, administration, communal electricity, sewage plant, insurance and communal water. We are informed that 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:- £7,100 (2026 valuation list)  
A reduction of up to 100% 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 (01626 361101)

### LEGAL COSTS

A contribution of £350 plus V.A.T. is required towards the landlord's legal and administration costs in setting up the lease.

### VIEWING

Strictly by prior appointment only with the joint sole agent, for the attention of Tony Noon (07831 273148) Ref (0385)



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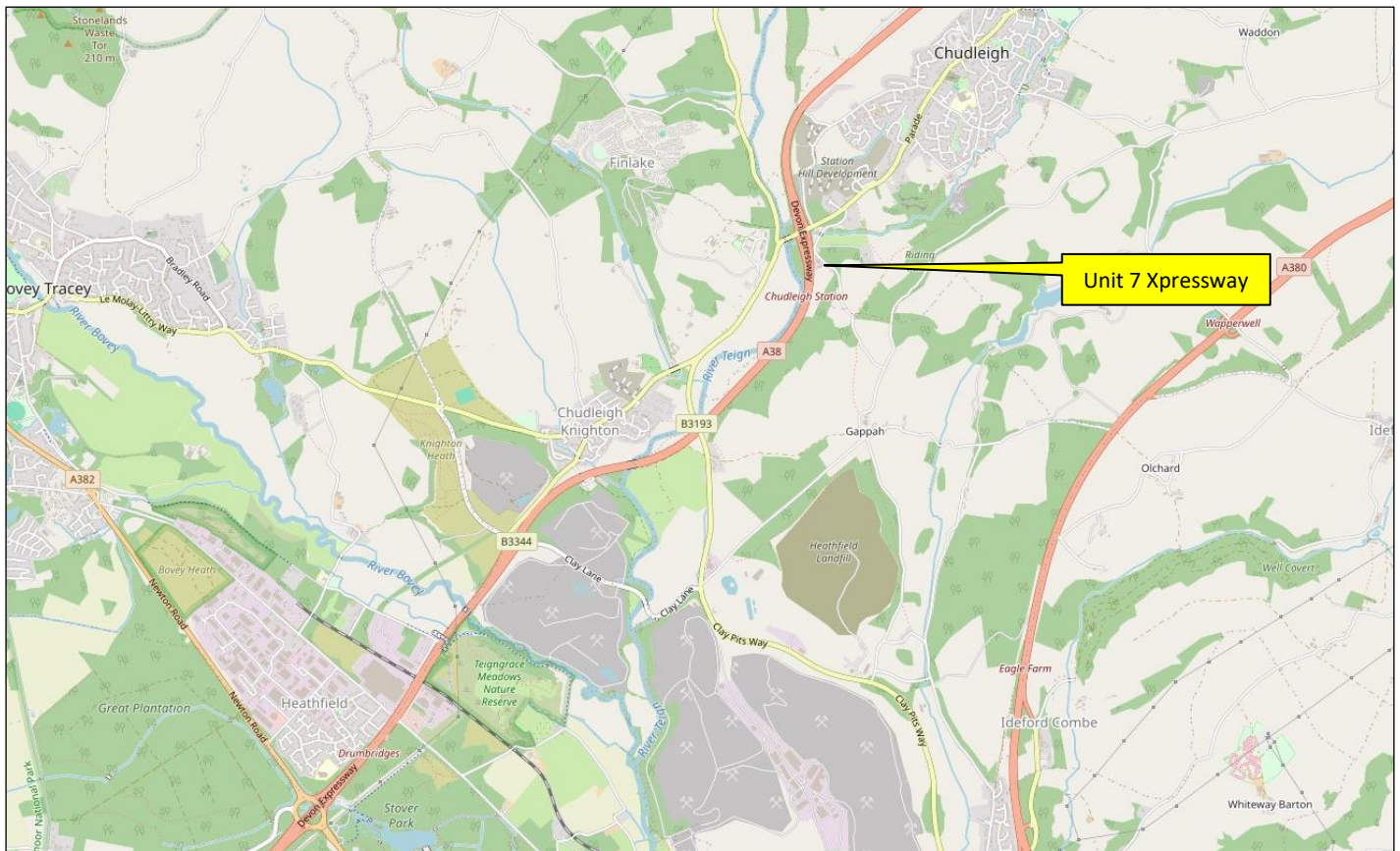
**Web: www.noonroberts.co.uk**

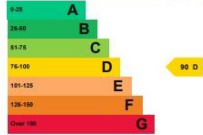


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Energy performance certificate (EPC)		
Unit 7 Xpressway Business Park Chudleigh Newton Abbot TQ12 0PJ	Energy rating <b>D</b>	Valid until: 13 November 2034 Certificate number: 1193-7345-6884-0044-9679
Property type		Offices and Workshop Businesses
Total floor area		73 square metres
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is D.		
		
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.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built		
27 B		
If typical of the existing stock		
107 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.