

INDUSTRIAL  
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RETAIL

# FOR SALE

Phase One – 7 Industrial Units on this brand-new Business Park  
Conveniently located with ease of access to A38 & A380

Noon  
Roberts  
PROPERTY CONSULTANTS



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**PHASE ONE – Prices from £250,000 Freehold**

Phase One comprises 7 Business Units of 116 sq.m (1,248 sq.ft) each

**Horsemills Business Park, Horsemills Road, Chudleigh, Devon, TQ13 0GS**

#### SITUATION AND DESCRIPTION

This offers a purchaser a rare chance to acquire the freehold of a brand new Business Unit on this new and conveniently located Business Park on the edge of Kingsteignton, Newton Abbot. This well located site offers easy access to both the A380 to Torquay and Torbay, and the A38 linking Plymouth and Cornwall to Exeter and the M5 Motorway. The development will form in total 43 Business / Industrial / Office units on a landscaped site with a larger headquarters building at the far end of the site. The units will be finished to a high standard and will be available freehold together with their allocated car parking spaces.

The premises occupy a most prominent location fronting Clay Pitts Way, the main spine road linking the A38 at Chudleigh to the A380 at Sandygate Kingsteignton. Newton Abbot town centre is approximately 2 miles away, with Kingsteignton and its out of town retail units just 1 mile distant. Exeter and the M5 Motorway is approximately 15 miles distant, with Torquay and Torbay approximately 8 miles distant. This provides excellent access for a regional operator to connect with the national motorway network. This sought after area contains a wide mix of retail, office and industrial users. Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a large catchment area drawing from an extensive number of small towns and villages.

#### ACCOMMODATION

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

#### PLOTS 1 - 7

**Ground Floor** **14.5m x 8.0m (47'7" x 26'3") max**  
Accessed from a pedestrian door or roller shutter door offering vehicular access. Accessible toilet with WC suite and wash basin. Each unit will be completed to a shell specification and are capable of accommodating a full or part mezzanine floor if required.

The units are constructed to a high standard, comprising a steel portal frame with a power floated concrete floor. The lower elevations will be faced stone with faced blockwork internally. The upper elevations and roof will be of insulated profile steel cladding incorporating translucent roof lights. An occupier can install a glazed screen behind the roller shutter door if required. The units will include electric car charging capability. A service charge will be payable for communal landscaping and any shared services.

#### EXTERNALLY

The development will be landscaped with allocated parking for each unit. A plan showing the spaces allocated to each unit is below.

#### PRICES AND TENURE

A schedule of units sizes and prices for Phase 1 are below. Further phases will be released in due course, please contact the agents for further information of sizes, timings and prices. VAT is payable on all sale prices and any service charge.

Unit No	Sq.m	Sq.ft	Parking	Tenure	Price
Unit 1	116	1,248	2	Freehold	£255,000
Unit 2	116	1,248	2	Freehold	£250,000
Unit 3	116	1,248	2	Freehold	£250,000
Unit 4	116	1,248	2	Freehold	£250,000
Unit 5	116	1,248	2	Freehold	£250,000
Unit 6	116	1,248	2	Freehold	£250,000
Unit 7	116	1,248	2	Freehold	£255,000

#### RESERVATION DEPOSIT

A non-refundable reservation deposit of £5,000 plus VAT will be required to reserve a unit and remove it from the market until an agreed exchange of contracts date. A 10% deposit will be payable on exchange with the balance minus the reservation fee payable on completion. Completion is estimated as September 2026, with a backstop of December 2026. For further details please contact the developers sole agents.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### SERVICES

We understand the units will have a mains water and electricity supply, including 3 phase, a private drainage connection and fibre broadband.

#### RATES

Each unit will be assessed once completed and a Rateable value applied. However, we understand that qualifying businesses could be eligible for a rate reduction of up to 100% under the Small Business Rate Relief scheme. For further information please contact Teignbridge District Council (01626 361101) for further information.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0791)



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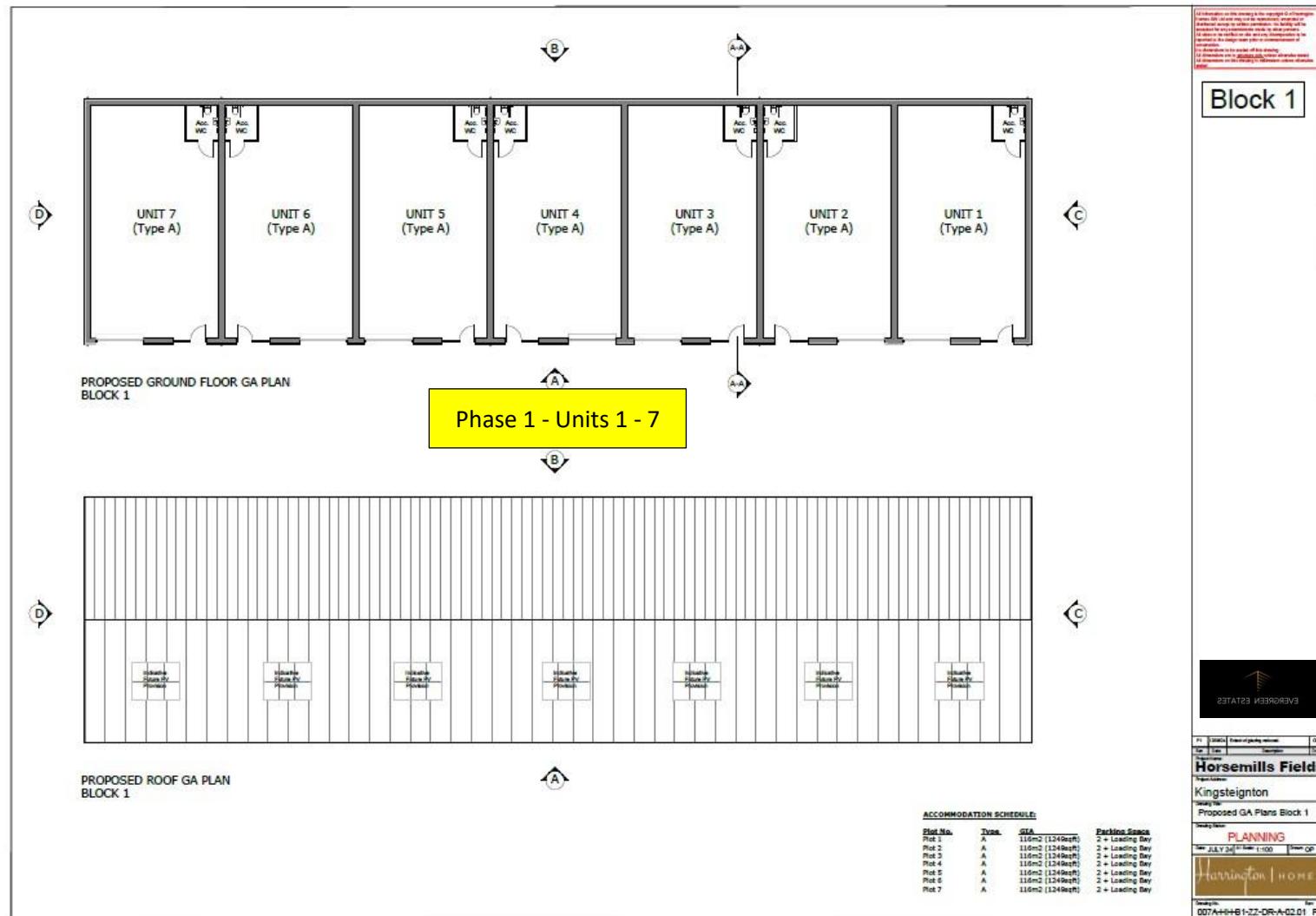
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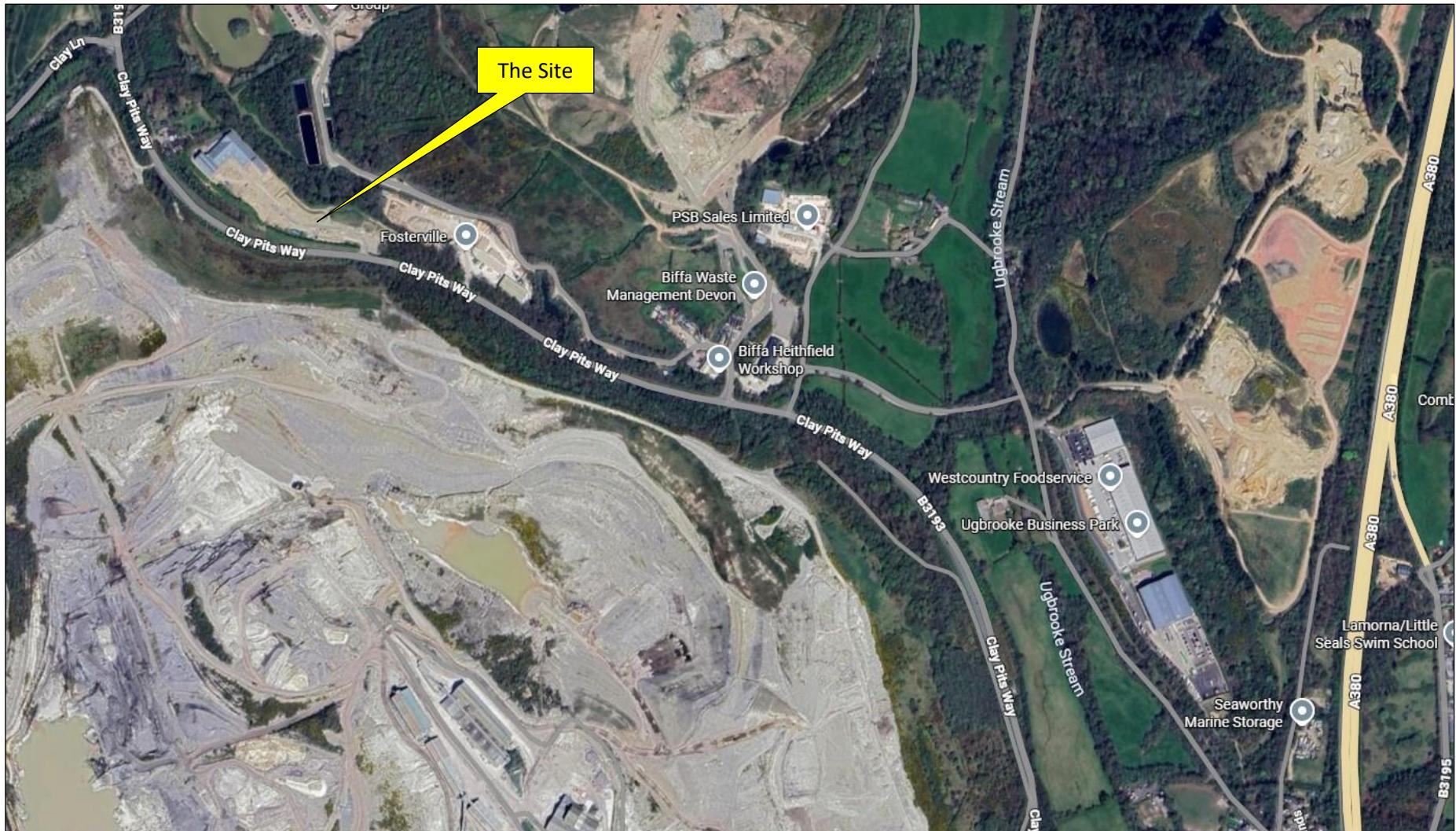
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