

INDUSTRIAL

OFFICE

RETAIL

Noon
Roberts



PROPERTY CONSULTANTS

TO LET

MODERN BUSINESS UNIT WITH WORKSHOPS AND A RANGE OF WELL FITTED OFFICES PLUS PARKING & YARD

Ground Floor Warehouse of 228 sq.m (2,454 sq.ft) with Mezz of 97.6 sq.m (1,050 sq.ft) plus Ground and First Floor Offices of 201 sq.m (2,170 sq.ft) so totalling 527 sq.m (5,673 sq.ft)

**UNIT 2 MARDLE WAY, BUCKFASTLEIGH,
DEVON, TQ11 0JS**



An opportunity to acquire the remainder of a 10 year lease of this detached Business Unit comprising Workshops with part Mezzanine Floor storage and a range of well fitted Ground and First Floor Offices with Parking and a secure yard area. Suitable for a variety of potential occupiers, and benefitting from easy access to the A38 trunk road.

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SITUATION AND DESCRIPTION

Buckfastleigh is a popular location due to its close proximity to the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 22 miles distant, Exeter 23 miles, Newton Abbot 12 miles and Torquay 20 miles distant. Buckfastleigh has a good range of local amenities with the market town of Newton Abbot offering a wider range including retail, education and leisure facilities. This detached Unit is located in a secure shared Yard area with ample parking.

The premises are situated off Mardle Way and offers ease of access via Buckfast Road to the Dart Bridge Junction of off the A38 Dual Carriageway. The premises have been extensively fitted with a ground floor warehouse with part mezzanine storage over, plus a range of Ground and First Floor Offices. To the front of the premises are allocated parking spaces with further parking to the side plus a Yard area at a lower level offering additional parking or outside storage for materials or plant.

ACCOMMODATION

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

Workshop No 1 **12.86m x 11.73m (42'2" x 38'6") max**

Accessed from the front courtyard area via a Up and Over door providing good vehicular access. Strip lighting and power as fitted. Currently divided into 3 areas with timber partitioning which could be removed if not required. Concrete floor. Door to offices and stairs leading up to



Workshop Office / Store **3.90m x 2.78m (12'9" x 9'2") max**

Located off the ground floor workshop with potential to be a works office or a secure store for high value items / tools etc.

Mezzanine Floor **11.80m x 8.27m (38'9" x 27'2") max**

A useful storage area located to the rear of the Workshop retaining full height loading to the front. Strip lighting and power as fitted. Door to first floor offices.



Workshop No 2 **12.97m x 5.95m (42'6" x 19'6") max**

Accessed via a separate up and over door with pedestrian door to Workshop No 1. Full height. Concrete floor. Window to side elevation. Overhead lighting. Power as fitted.



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OFFICES

Entrance Reception **4.55m x 2.11m (14'11" x 6'11") max**
Glazed approach from the car parking area. Tiled floor.



Inner Hall

Stairs to first floor plus doors to

Office No 1 **4.05m x 3.27m (13'3" x 10'9") max**
Window to side. Suspended ceiling with integrated strip lighting.
Radiator. Carpeted.



Office No 2 **3.60m x 3.29m (11'10" x 10'9") max**
Window to side. Suspended ceiling with integrated strip lighting.
Radiator. Carpeted.

Office No 3 **4.60m x 2.88m (15'1" x 9'5") max**
Window to rear. Suspended ceiling with integrated strip lighting.
Radiator. Vinyl flooring.



Office No 4 **4.54m x 2.88m (14'10" x 9'5") max**
Window to rear. Suspended ceiling with integrated strip lighting.
Radiator. Carpeted.

Ladies Toilet

WC cubicle with wash basin. Window. Tiled floor.

Gents Toilet

WC cubicle with wash hand basin and Glazed shower cubicle with
Mira electric shower unit.

Walk in Store

1.88m x 1.03 (6'2" x 3'4") max
Useful storage with shelving as fitted.

Office No 5

3.95m x 3.58m (12'11" x 11'9") max
Window to front. Suspended ceiling with integrated strip lighting.
Radiator. Carpeted.

Kitchen

2.74m x 1.87m (8'11" x 6'2") max
Range of base units with worktop and inset stainless steel sink unit
with single drainer. Wall units over. Tiled splashback. Space for
under counter fridge.

Office No 6 / Store

3.57m x 2.73m (11'9" x 8'11") max
Suspended ceiling with integrated strip lighting. Radiator.

FIRST FLOOR

Stairs from the inner hallway lead up to

Office No 7

6.05m x 5.35m (19'10" x 17'7") max
Spacious open plan office with suspended ceiling with integrated
lighting. Carpeted. Windows to one end. Radiators. Ceiling
mounted Aircon cassette. Interconnecting door leading to

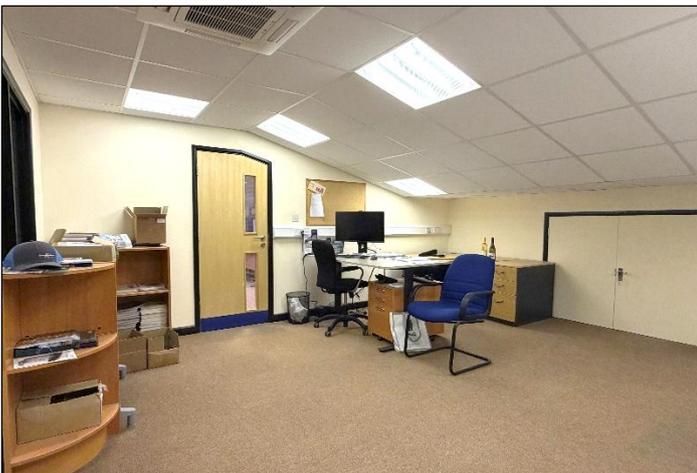
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Office No 8 5.48m x 4.74m (16'8" x 15'6") max
Useful Office or storage area providing access to the workshop mezzanine level Ceiling mounted Aircon cassette. Door to



Meeting Room No 9 5.29m x 4.75m (17'4" x 15'7") max
Suspended ceiling with integrated lighting. Storage cupboards to one wall. Ceiling mounted Aircon cassette. Carpeted.



EXTERNALLY

The property benefits from a front loading and unloading area to the front of the up and over doors with allocated car parking to the front and side of the property. At a lower level is a further parking / Yard area.

RENT

A rent of £37,000 per annum plus VAT payable monthly is sought for this substantial and well fitted Industrial Unit with a range of offices plus parking and outside storage.

LEASE

Available by way of a Sub Lease of the existing 10 year effective FRI by way of service charge which commenced on the 28th April 2021 and will expire on the 27th April 2031. The lease provides for rent reviews on the 28th April 2027 and the 28th April 2030. The tenants required to reimburse the landlords for the Buildings Insurance.

RATES

Rateable Value: - £ 47,000 (2026 valuation)

For the Business rates payable, please contact Teignbridge District Council Business Rates Department (01626 361101).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a summary is below, a full version is available to be download from the web site. The rating is: B 38

VAT

The rent and any service charge will be plus VAT

SERVICES

We understand that mains water, drainage and electricity (Including 3 phase) are available to the premises. A roof mounted solar array provides additional electricity to the premises.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful tenant will be required to provide proof of identity and address to satisfy the Anti Money Laundering requirements when Heads of Term are agreed. Full details available on request.

LEGAL COSTS

Each party to bear their own costs in completing the Sub Letting.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0907)



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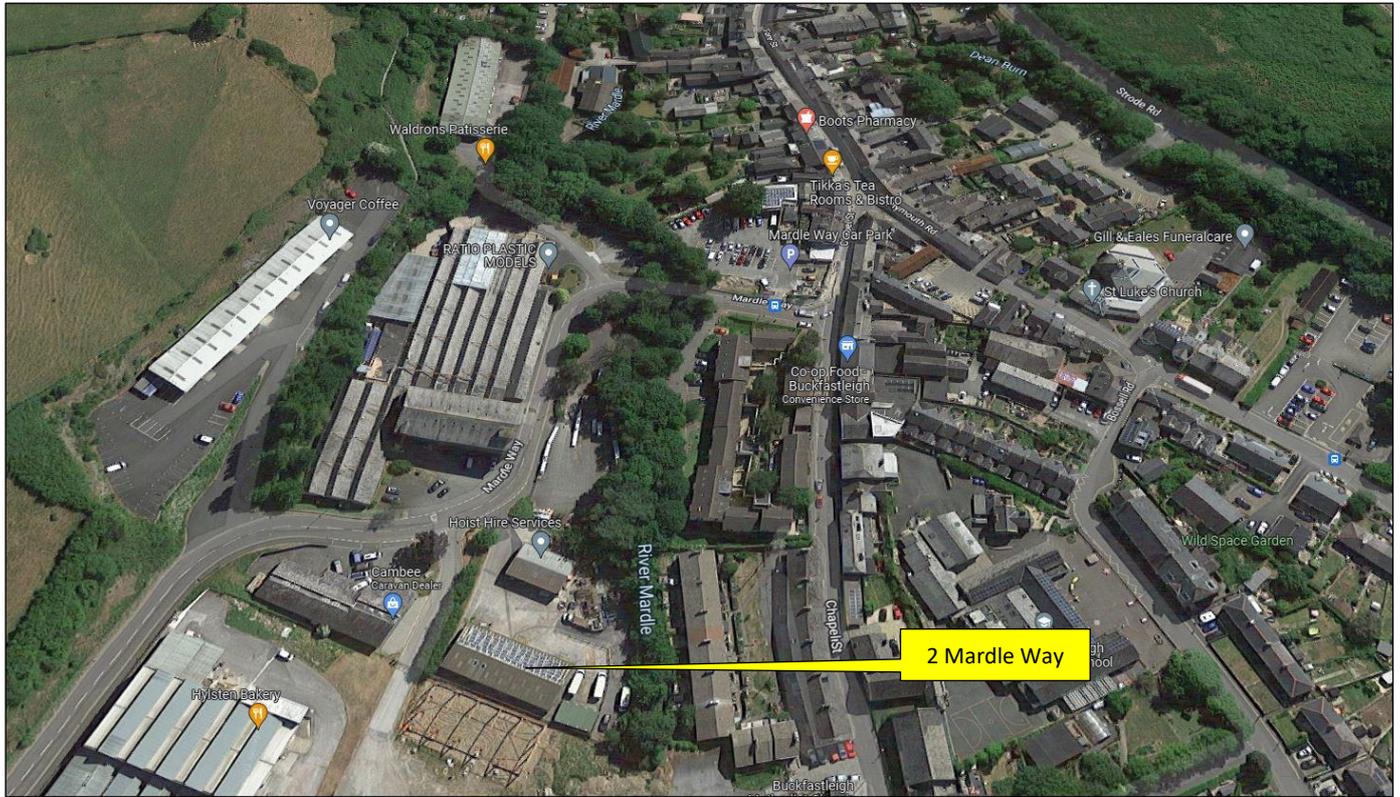
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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