

INDUSTRIAL

OFFICE

RETAIL

Noon
Roberts



PROPERTY CONSULTANTS

TO LET

CONCRETED AND SECURE YARD AREA WITH PORTABLE CABIN OFFICE ON SOUGHT AFTER ESTATE

Approximately 360 sq.m (3,875 sq.ft)

**YARD AREA, SAMARA BUSINESS PARK, CAVALIER ROAD,
HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6TR**



An opportunity to acquire a new and flexible lease of this secure fenced and concreted Yard Area, conveniently located on the Heathfield Industrial Estate which is sited adjacent to the A38 dual carriageway providing easy access to Exeter and Plymouth. The previous tenants of the Yard have installed a portable toilet which is in need of refurbishment, plus a portable Office Building which will remain on site. The premises are suitable for a variety of potential users.

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SITUATION AND DESCRIPTION

The Business Park is located in Cavalier Road just off the main estate spine road of Battle Road and adjoining the Teignbridge Enterprise Agency complex. Heathfield occupies a most convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making it a favoured site for businesses covering the whole of Devon, and benefiting from its central and strategic location. Exeter is 18 miles and Plymouth 40 miles distant. Other business centres are Newton Abbot which is approximately 5 miles and Torquay which is 12 miles distant.

The Yard is fenced and secure with double entrance gates offering good vehicular access from the main Estate Road, Cavalier Road. This area is ideal as a builders / scaffolders store, vehicle storage or for general outside storage of goods or plant, subject to consents.

ACCOMMODATION

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

Secure Yard **20.87m x 17.25m (68'6" x 56'7") max**

A very useful concreted Yard area with fencing to the front incorporating double entrance gates, with fencing or brick walls to the remaining boundary's.

To one corner is a portable Office building offering the following accommodation: -

Office No 1 **5.54m x 3.53m (18'2" x 11'7") max**

Glazed entrance door with glazed side panel. Carpeted and fitted with range of wall and base units. LED lighting. Power as fitted. Electric wall heater (not tested). Glazed partition and door to ...



Office No 2 **4.00m x 3.55m (13'2" x 11'8") max**

Window to front. Carpeted. Electric wall heater (Not tested) Power as fitted. LED lighting. Fitted storage cupboards.

Toilet Block

Currently installed within the yard by the previous tenants but in need of refurbishment or replacement.

Metal Storage Container

Again installed by the previous tenants.



Open Fronted Store

Currently included are 2 open fronted storage buildings which can be retained or removed.



SERVICES

We understand that mains water, drainage and electricity are available. Tenants are encouraged to make their own enquiries.

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RENT AND TENURE

£6,500 per annum (£125 per week) plus VAT is sought for a new 6 year 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.

The rent will include the repair and maintenance of the estate roads and all parking and landscaping areas. Also included will be the Building Insurance.

The tenants will be responsible for the repair and decoration of the entrance gates and front fence, plus any fitted storage buildings / Toilet block. They will also be responsible for their own contents insurance and any services they use.

RATES

Rateable Value:- £11,000 (2023 valuation list)

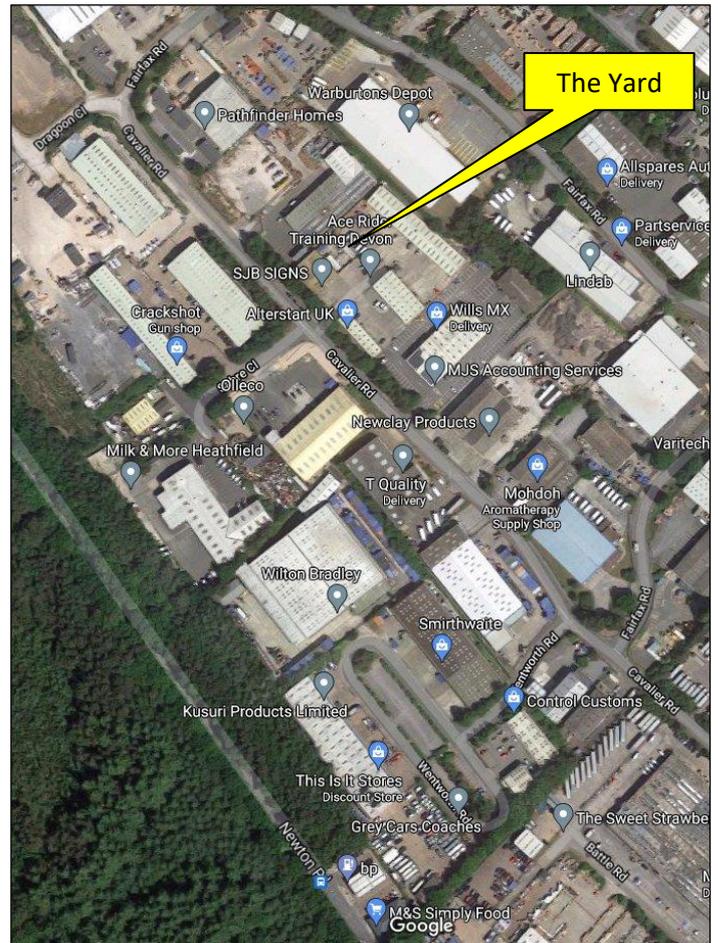
A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates department on (01626 361101)

LEGAL COSTS

A contribution of £350 plus VAT is required towards the landlord's legal and administration costs in setting up the lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0530)

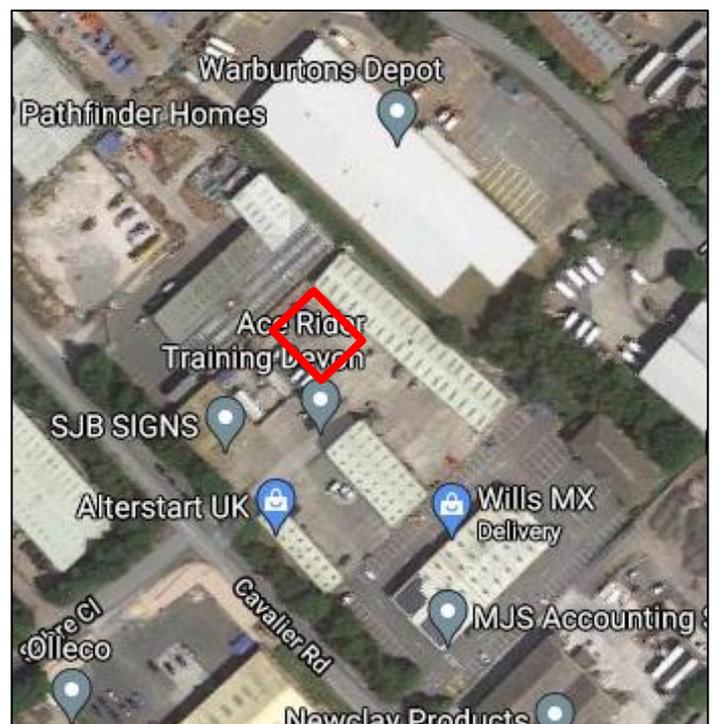


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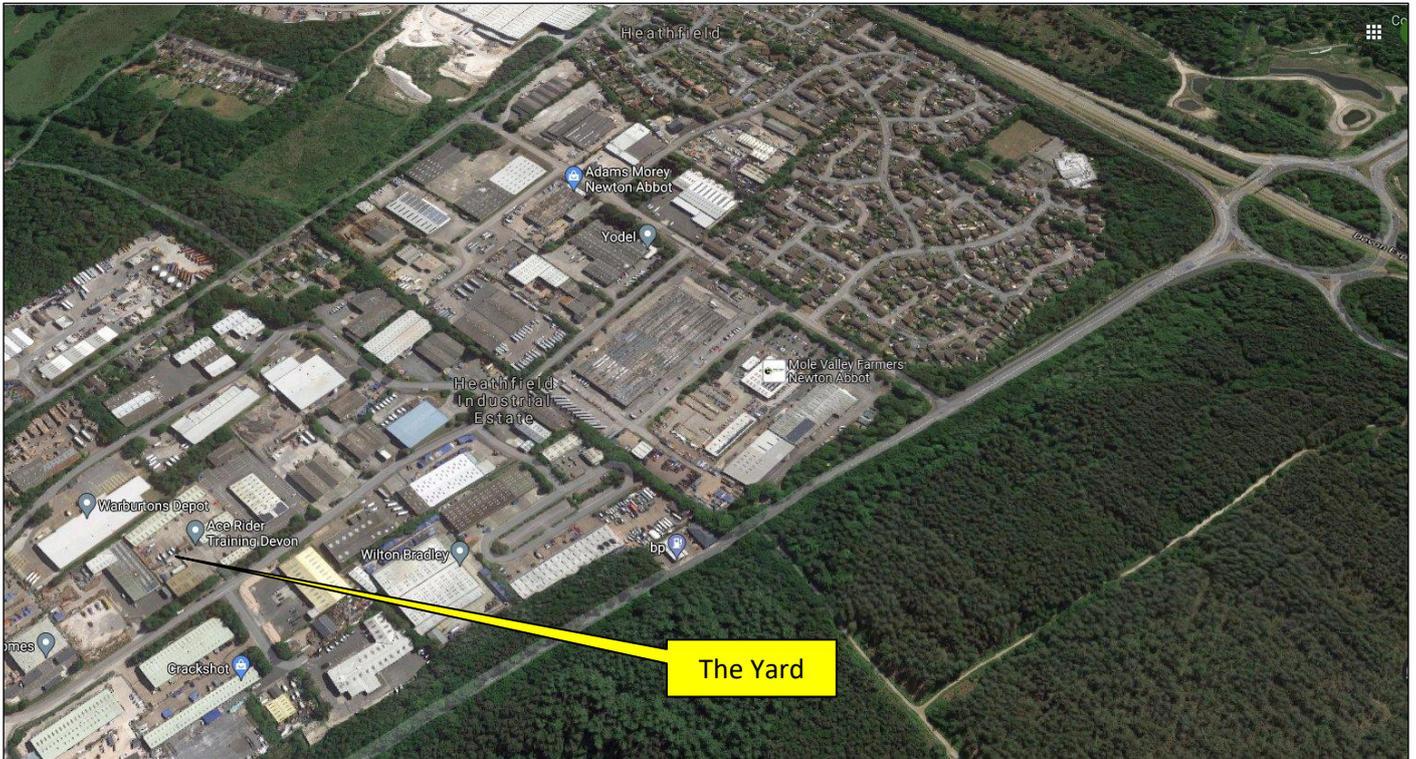
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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