

# Aaron Fox

## TO LET

### MODERN LIGHT INDUSTRIAL

Approximately 188.5 sq.m (2,020 sq.ft)

**UNIT 20 DANEHEATH BUSINESS PARK  
WENTWORTH ROAD  
HEATHFIELD  
DEVON**



An opportunity to acquire a new flexible lease on this modern industrial unit conveniently located on the Heathfield Industrial Estate which is sited adjacent to the A38 Exeter to Plymouth dual carriageway linking to the M5 motorway network.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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## SITUATION AND DESCRIPTION

The Daneheath Business Park is a well located and attractively landscaped development completed just over 10 years ago. The units are constructed to a high standard with a portal steel frame and lower elevations of faced brick and block with the upper elevations of profiled plastic covered steel cladding with insulation quilt and internal lining and incorporates translucent panels providing good natural light. The floor is power floated concrete with a full height roller shutter door for vehicular access.

Heathfield occupies a convenient position adjacent to the A38 dual carriageway, 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 40 miles distant. Other local business centres are at Newton Abbot which is approximately 5 miles distant and Torquay which is approximately 12 miles.

## ACCOMMODATION

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

Approached from the courtyard area either via a roller shutter door into the workshop or the half glazed pedestrian door to ....

**Reception**                      **3.25m x 2.05m (10'8" x 6'9") max**  
Window; power and telephone points; carpeted; strip lighting and door to:-

**Lobby**  
Meters. Doors to workshop and .....

**Toilet**  
With disabled facilities. Low level WC suite; wash hand basin with electric water heater over.

**Workshop**                      **13.61m x 7.87m (44'8" x 25'10") max**  
Vehicular access is provided via an up and over metal door with wicket door within. Concrete painted floor; strip lights; stainless steel sink unit inset into work top with cupboards and drawers below. Ample power points; rear fire access door. A wide metal staircase from the front leads up to .....

## FIRST FLOOR

**Mezzanine Area**                      **9.93m x 8.20m (32'7" x 26'11") max**  
Strip lighting as fitted. Power points.

## EXTERNALLY

To the front of the unit is a level loading and unloading area with a central paved area providing 3 reserved car parking spaces for this unit.

## TENURE

A new flexible lease is available for a term of 3, 6 or 9 years on a full repairing and insuring basis with 3 yearly rent reviews.

## RENT

£9,950 per annum exclusive

## VAT

VAT is chargeable on the annual rent payable.

## RATES

Rateable Value:                      £5,800

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

## SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available.

## LEGAL COSTS

The tenants will be required to pay a contribution of £350 plus VAT toward the landlords properly incurred legal costs, including abortive costs.

## VIEWING

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

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Email: [tn@aaronfox.co.uk](mailto:tn@aaronfox.co.uk)

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