

# Aaron Fox

## TO LET

### MODERN LIGHT INDUSTRIAL UNIT

Approximately 251 sq.m (2,700 sq.ft)

**UNITS 18 & 19 SAMARA BUSINESS PARK  
CAVALIER ROAD  
HEATHFIELD  
DEVON**



An opportunity to acquire a well fitted modern industrial unit conveniently located on the Heathfield Industrial Estate adjacent to the A38 Exeter to Plymouth dual carriageway. The premises have been well fitted with lighting, power and a central heating system suiting a variety of potential users.

**01392 204303**

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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. The adjoining unit is the Teignbridge Enterprise Agency, which provides a wealth of advice and assistance to small businesses in the area. 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 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 facing bricks externally to 2.2m and faced blockwork internally, to the same height, with plastic coated profiled steel cladding, incorporating an insulation quilt and internal lining to the upper elevations. The eaves height is approximately 5 metres. The roof has plastic coated profiled steel cladding, insulation quilt and internal lining but also incorporates approximately 10% double skin roof lights. The floor is power floated concrete with a loading of approximately 600lbs per square foot. The estate has been designed with modern requirements in mind including lorry parking and a CCTV surveillance system.

## ACCOMMODATION

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

**Workshop**                    **15.62m x 13.84m (51'3" x 45'5") max**  
Approached from the courtyard area via 2 pedestrian doors or 2 full height roller shutter doors providing excellent vehicular access. This unit would therefore particularly suit a distribution company where deliveries and dispatches were taking place on a regular basis utilising the 2 roller shutter doors.

Good natural light with strip lights as fitted. Concrete floor. Constructed within the unit is a .....

## Kitchen

With stainless steel sink unit with wall and base units. Wall mounted gas fired central heating boiler.

## Toilets

2 toilets each with low level W/C suites and wash hand basins.

## FIRST FLOOR

**Mezzanine Area**                    **7.77m x 4.52m (25'6" x 14'10") max**  
Useful storage area although with a window over the front would also be suitable for the construction of an office.

## EXTERNALLY

Level loading area with reserved car parking.

## LEASE

The remainder of a twelve year lease commencing on the 1<sup>st</sup> December 2000, and therefore expiring on the 30<sup>th</sup> November 2012. The lease is contracted outside of the Landlord and Tenant Act, with 3 yearly rent reviews.

## VAT

VAT is chargeable on the annual rent payable.

## RENT

£16,000 per annum. The rent will include all external repairs and decorations of the unit, the estate roads and all parking and landscaping areas. Also included will be the building insurance. The tenant will only therefore be responsible for the internal repair and decoration of the unit, contents insurance and any services used.

## RATES

Rateable Value:                    £  
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 assignees will be required to pay a contribution of £350 plus VAT toward the assignors 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) or Adam Parsons (07808 473248)                    Ref (0312)

# Aaron Fox

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