

Aaron Fox

TO LET

MODERN LIGHT INDUSTRIAL UNIT WITH OFFICES AND COMPOUND

Approximately 151.63 sq.m (1,632 sq.ft)

**UNIT 24 DANEHEATH BUSINESS PARK
WENTWORTH ROAD
HEATHFIELD**



An opportunity to acquire a new lease of this modern industrial unit located on the sought after Heathfield Industrial Estate and benefitting from a large open plan sales office on the first floor plus a secure fenced yard / compound offering parking for up to 6 vans / cars or outside storage of goods etc.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The Daneheath Business Park is a well located and attractively landscaped development completed approximately 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 either via a roller shutter door into the workshop or a half glazed pedestrian door into a lobby with stairs leading to the first floor offices and doors to

Kitchen **1.84m x 1.37m (6'0" x 4'6") max**
Stainless steel sink and single drainer with cupboards below. Wall mounted gas fired boiler. Strip lighting. Shelving as fitted.

Gents Toilet
Low level W/C suite and wash hand basin.

Ladies Toilet
With disabled facilities. Low level WC suite; wash hand basin.

Workshop **13.80m x 6.87m (45'3" x 22'6") max**
Vehicular access is provided via an up and over door with a wicket door within. Concrete floor; strip lights and power points as fitted. A metal staircase from the workshop leads to 1st floor.

FIRST FLOOR

Approached from the workshop or from the front lobby to

Office No 1 **4.63m x 2.29m (15'2" x 7'6") max**
Window. Radiator. Cat 2 strip lighting and ample power points as fitted. Shelving in recess. Carpeted. 3 steps lead up to

Office No2 **8.68m x 5.47m (28'5" x 17'11") max**
Large open plan office capable of taking up to 6 workstations. Window. 3 radiators. Suspended ceiling with integral strip lighting. Ample power points in dado level trunking. Carpeted.

EXTERNALLY

To the front is a level loading area with central paved courtyard providing 3 reserved car parking spaces. In addition, at the end of the building is palisade fenced compound offering secure parking for up to 6 cars / vans or storage of goods etc.

TENURE

A new 6, 9 or 12 year FRI lease is available at a commencing rent of £9,900 pax plus VAT, with 3 yearly rent reviews.

RATES

Rateable Value: £5,600

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).

LEGAL COSTS

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

VIEWING

Strictly by prior appointment only with the joint sole agent, for the attention of Tony Noon (07831 273148) Ref (0348)

Aaron Fox

Email: tn@aaronfox.co.uk



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