

Aaron Fox

TO LET

MODERN LIGHT INDUSTRIAL UNIT

Approximately 60.5 sq.m (650 sq.ft)

**UNIT 10 SAMARA BUSINESS PARK
CAVALIER 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

Aaron Fox

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 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.

ACCOMMODATION

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

Workshop **7.85m x 7.71m (25'9" x 25'4") max**
Approached from the level concreted courtyard and parking area via either a full height roller shutter door providing good vehicular access, or a pedestrian door.

Good natural light with over head roof lights. High level strip lights as fitted. Power points as fitted. Concrete floor. Constructed within the premises is a

Toilet

Low level WC suite; wash hand basin with electric water heater over.

EXTERNALLY

To the front of the unit is a level loading and unloading area with 3 reserved car parking spaces.

TENURE

A new six-year lease is available, contracted outside of the Landlord and Tenant Act, with a rent review at the end of the third year. A tenant only break clause is also available at the end of the third year providing 6 months prior written notice.

RENT

This will be set at £6,000 per annum (£116 per week). 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 buildings 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	£3,050
Rates payable	£1,409 pax

A 50% reduction may be available under the small business relief scheme. For further details please contact Teignbridge District Council business rates department (01626 361101)

SERVICES

All mains services are available to the unit including 3 phase electricity, gas, mains water and drainage.

LEGAL COSTS

A contribution of £350 plus V.A.T. is required towards the landlord's legal and administration costs in setting up the new lease.

VAT

VAT is chargeable on the annual rent payable.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) or Adam Parsons (07808 473248) Ref (0354)

Aaron Fox

Email: tn@aaronfox.co.uk
adamparsons@aaronfox.co.uk

Tel : 01392 204303

Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

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 AARON FOX 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 AARON FOX 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 AARON FOX. All rentals and prices are exclusive of VAT where applicable.