

Aaron Fox

TO LET

MODERN OFFICE / SHOWROOM PREMISES

Approximately 92 sq.m (990 sq.ft)

**UNIT 8 SAMARA BUSINESS PARK
CAVALIER ROAD
HEATHFIELD
DEVON**



An opportunity to acquire a new flexible lease on this modern and well appointed 2 storey office / showroom premises with reserved car parking and ease of access to the A38 Exeter to Plymouth dual carriageway linking with the M5 motorway network.

01392 204303

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

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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 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 with plastic coated profiled steel cladding, incorporating an insulation quilt and internal lining to the upper elevations. The roof has plastic coated profiled steel cladding, insulation quilt and internal lining. This unit has had a full first floor constructed and has fitted out to provide an office showroom on the ground floor with 3 further offices on the first floor. This offers unusual accommodation on this estate, where offices are in short supply.

ACCOMMODATION

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

Entrance Lobby.

Part glazed door front front parking area. Meter cupboard. Radiator. Door to

Office No1 **7.25m x 6.71m (23'9" x 22'1") max**
Large L shaped open plan office with Cat 2 lighting, ample power points and dado trunking. Carpeted. 2 double glazed UPVC sliding doors to the front protected from the outside by the roller shutter door giving excellent natural light.

Toilet

Low level W/C suite and wash hand basin.

From the ground floor lobby a staircase leads to a landing and ...

Office No2 **4.19m x 3.68m (13'9" x 12'1") max**
Window. Carpeted. Suspended ceiling with integrated strip lighting. Ample power points. Wall mounted electric heater.

Office No3 **4.19m x 2.57m (13'9" x 8'5") max**
Suspended ceiling and integrated strip lighting. Window. Ample power points. Carpeted.

Office No 4 **7.10m x 3.53m (23'3" x 11'7") max**
Window to the front protected externally by the roller shutter door. Suspended ceiling with integrated strip lighting. Wall mounted electric heater. Ample power points. Carpeted.

EXTERNALLY

To the front is a parking area with space for up to 5 cars.

RENT

£8,500 per annum (£164 per week) plus VAT. 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.

TENURE

A new six-year lease is available, contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954 part II, 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.

RATES

Rateable Value £6,200

A 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 lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0355)

Aaron Fox

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

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