

# Aaron Fox

## TO LET / MIGHT SELL

### MODERN LIGHT INDUSTRIAL UNIT WITH OFFICES AND PARKING

Ground floor - 229 sq.m (2,465 sq.ft) Warehouse with  
First floor Offices and Storage of 170 sq.m (1,830 sq.ft)

**UNITS 25 & 26 DANEHEATH BUSINESS PARK  
WENTWORTH ROAD  
HEATHFIELD**



An opportunity to acquire a new lease of this modern detached industrial unit totalling some 399 sq.m (4,299 sq.ft) and located on the sought after Heathfield Industrial Estate, benefitting from a range of ground and first floor offices plus parking for up to 6 cars in the front forecourt area.

**01392 204303**

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

# Aaron Fox

## SITUATION AND DESCRIPTION

The Daneheath Business Park is a well located and attractively landscaped development completed approximately 15 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. The unit has a substantial mezzanine floor with a good range of offices, and would suit a variety of potential users

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:-

**Workshop**                    **16.37m x 13.99m (53'8" x 45'10") max**  
Approached from the courtyard area via a roller shutter door into the workshop providing vehicular access. In addition is a pair of half glazed doors and a single half glazed pedestrian door. Concrete floor. Radiators as fitted. Access gate for forklift loading to the mezzanine floor area. Strip lighting and power points as fitted.

**Office No1**                    **5.58m x 3.15m (18'4" x 10'4") max**  
Suspended ceiling with integral strip lighting. Power points as fitted. Glazed panel to workshop. Wall mounted central heating boiler. Carpeted.

**Kitchen**                    **3.13m x 3.09m (10'3" x 10'2") max**  
Range of wall and base units with stainless steel sink and single drainer. Strip lighting. Over sink electric water heater.

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

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

Stairs from the workshop lead up to the .....

## FIRST FLOOR

Landing with doors to .....

**Office No 2**                    **7.72m x 3.18m (25'4" x 10'5") max**  
Suspended ceiling with integrated strip lighting. Benching as fitted. Glazed panel to workshop area.

**Office No 3**                    **7.71m x 3.16m (25'3" x 10'4") max**  
2 windows. Suspended ceiling with strip lighting.

**Office No 4**                    **5.44m x 3.16m (17'10" x 10'4") max**  
2 large windows. Suspended ceiling with strip lighting.

**Mezzanine Floor**            **13.24m x 7.02m (43'5" x 23'0") max**  
Useful storage area with rear fire escape to the ground floor.

## EXTERNALLY

To the front is a level loading area with central paved courtyard providing 6 reserved car parking spaces.

## TENURE

A new 3, 6, 9 year FRI lease is available at a commencing rent of £18,950 pax plus VAT, with 3 yearly rent reviews. Incentives are available for an early occupation. Alternatively the premises are available for sale, full details on request.

## RATES

Rateable Value: £13,500  
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 £450 plus VAT toward the landlords legal costs, including abortive costs.

## VIEWING

Strictly by prior appointment only with the landlords sole agent, for the attention of Tony Noon (07831 273148)            Ref (0384)

**Aaron Fox**

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

**Tel: 01392 204303**

**Tel: - 01392 204303    Web: - [www.aaronfox.co.uk](http://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.