

Aaron Fox

TO LET

SECURE FENCED STORAGE YARD IN CONVENIENT LOCATION

Approximately 1,250 sq.m (1/3rd of an Acre)

OFF BATTLE ROAD
HEATHFIELD
DEVON



An opportunity to acquire a new flexible lease for this convenient and well located storage yard which is sited just off of Battle Road, the main spine road into the Heathfield Industrial Estate, and enjoying ease of access to the adjacent A38 Exeter to Plymouth dual carriageway linking to the M5 motorway.

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 Battle Road, the main spine road running through the centre of the busy Heathfield Industrial Estate. 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 site is generally level and hardcored with double entrance gates onto a service road leading off of Battle Road, to the rear of the Mole Valley Farmers premises. The site is suitable for a variety of uses including the storage of construction equipment / portacabins, building materials or vehicles, subject to the usual consents.

ACCOMMODATION

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



Storage Site **Total of 1,250 sq.m (0.3 of an Acre)**
Approached from the access road via double entrance gates. The site is securely fenced with palisade style fencing to 3 elevations. The site is generally level with a hardcored surface and is suitable for storage of vehicles, plant and machinery or building materials etc, subject to the usual consents.

TENURE

A new three year lease is available with an annual break clause providing 3 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

RENT

£8,300 pax (£160 per week).

VAT

VAT is chargeable on the annual rent payable.

RATES

Rateable Value To be assessed

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

SERVICES

We understand that mains water, drainage and electricity are available close to the site. Tenants are advised to make their own enquiries of the relevant service providers if these are required.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) or Adam Parsons (07808 473248) Ref (0394)

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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.