

Aaron Fox

FOR SALE

MODERN LIGHT INDUSTRIAL UNIT

238 sq.m (2,570 sq.ft) plus 1st floor offices of some
45 sq.m (479 sq.ft) totalling 282 sq.m (3,046 sq.ft)

**UNITS 5 & 6 KING CHARLES BUSINESS PARK
OLD NEWTON ROAD
HEATHFIELD**



An opportunity to purchase this modern light industrial unit with a small secure concreted yard to the side and offices on a first floor mezzanine, which is conveniently located on the Heathfield Industrial Estate 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

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SITUATION AND DESCRIPTION

The Business Park is located off of Old Newton Road just off the main estate spine road of Battle Road, and close to Bovey Tracey. 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 some 12 miles.

The premises would suit either a storage and distribution company or a manufacturer with 2 electric roller shutter doors providing good vehicular access. The premises also have 2 useful offices on the first floor. The unit would ideally suit an owner occupier, or possibly an investor as the premises could be subdivided into 2 units if required and either let as a whole or separately.

ACCOMMODATION

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

Workshop **15.74m x 15.17m (51'8" x 49'9") max**
Approached from the level concreted courtyard and parking area via either 2 roller doors into the warehouse providing good vehicular access, or a pedestrian door. The warehouse has good natural light with over head roof lights. High level strip lights as fitted. Power points as fitted. Concrete floor.

Ladies Toilet

Low level WC suite with wash hand basin.

Gents Toilet

Low level WC suite with wash hand basin.

Constructed within the premises and accessed from the ground floor by a staircase with a small landing and door is a

Office 1 **11.52m x 3.31m (37'9" x 10'10") max**
3 windows overlooking the workshop area. Strip lighting and power points as fitted. Carpeted.

Office No 2 **3.31m x 1.95m (10'10" x 6'4") max**
Strip lighting and power points as fitted. Window to the workshop area.

EXTERNALLY

To the front of the unit is a level concreted loading and unloading area with 4 reserved car parking spaces. To the side is a concreted yard / storage area with security fencing and a separate gate off of the access road.

PRICE AND TENURE

Offers are sought in the region of £195,000 plus VAT for this modern industrial unit in a popular area, and which benefits from first floor offices and a secure yard and parking area.

SERVICES

Mains water, drainage and electricity are available including 3 phase electricity.

RATES

Rateable Value: - £12,000
Rates Payable: - £ 5,820 pax (2009 – 2010)

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0455)

Aaron Fox

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