

Aaron Fox

TO LET/ FOR SALE

MODERN LIGHT INDUSTRIAL UNIT

Approx 231 sq.m (2,488 sq.ft) plus a Mezzanine Floor of 51 sq.m (553 sq.ft) and totalling 282 sq.m (3,035 sq.ft)

**UNIT 4 KING CHARLES 1st BUSINESS PARK
OLD NEWTON ROAD, HEATHFIELD
NEWTON ABBOT, DEVON, TQ12 6UT**



An opportunity to purchase this modern light industrial unit in a terrace on the popular Heathfield Industrial Estate which is conveniently located adjacent to the A38 Exeter to Plymouth dual carriageway linking to the M5 and the National 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 a roller shutter door providing good vehicular access. The premises currently have an office to the front at first floor level and a part mezzanine floor to the rear of the industrial area. Both of these areas will be removed if not required. The unit would ideally suit an owner occupier to rent or purchase, or possibly an investor seeking a rental income.

ACCOMMODATION

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

Workshop **24.43m x 9.46m (80'2" x 31'0") max**
Approached from the level courtyard and parking area via a roller shutter door into the warehouse providing good vehicular access, or a separate pedestrian door to the side. The warehouse has good natural light with over head roof lights. Strip lighting and 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 metal staircase is a

Mezzanine Floor **8.10m x 6.35m (26'7" x 20'10") max**

Useful storage or additional manufacturing space.

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

Offers are invited in the region of £179,500 for the long leasehold interest of these modern industrial premises with vacant possession on completion. Alternatively a rental of £13,600 pax plus VAT is sought for a new 6 year full repairing and insuring lease with a rent review at the end of the third year.

BUSINESS RATES

Rateable Value £17,500 - (2010 Valuation List)

Please contact the Business Rates Department at Teignbridge District Council for rates payable. (01626 361101)

SERVICES

We understand that mains water, drainage, gas and electricity (including 3 phase) are available to the premises.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for this property. Further details are available on request.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the landlord's legal costs, including abortive costs. Each party are to bear their own legal costs in the event of a sale.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0513)

Aaron Fox

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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.