

Aaron Fox

TO LET / FOR SALE

MODERN INDUSTRIAL PREMISES

Approximately 96.4 sq.m (1,040 sq.ft)

**UNIT 1 KING CHARLES BUSINESS PARK
OLD NEWTON ROAD
HEATHFIELD
DEVON**



An opportunity to either take a new lease or purchase the freehold of this small modern light industrial unit 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 are currently used for storage and light manufacture but would suit a variety of potential uses. Constructed within the premises is a ground floor office with ample space to increase the area with a mezzanine floor, similar to that installed in the adjoining units. This is an unusual opportunity to acquire a small modern industrial unit in this sought after trading estate.

ACCOMMODATION

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

Workshop **15.47m x 6.23m (50'9" x 20'5") max**
Approached from the level concreted courtyard and parking area via either a pedestrian door or a roller shutter door. The workshop has good natural light with over head roof lights. Strip lights as fitted. Power points as fitted. Concrete floor.

Reception/Office Area **5.94m x 1.78m (19'6" x 5'10") max**
Pedestrian door from the front courtyard area with glazed panel above. Glazed panel overlooking the warehouse area.

Kitchenette
Stainless steel sink unit with cupboards under and over sink electric water heater.

Toilet
Low level WC suite with wash hand basin and electric water heater over.

EXTERNALLY
To the front of the unit is a level concreted loading and unloading area with 2 reserved car parking spaces.

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

TENURE
The premises are available on a new 6 year full repairing and insuring lease with a rent review at the end of the third year. Alternatively the premises are available for sale Freehold.

RENT
£6,500 per annum plus VAT

PRICE
Offers are sought in the region of £95,000 plus VAT.

RATES

Rateable Value: - £6,800 (2010 valuation list)
Please contact Teignbridge District Council Business rates Department (01626 361101) or visit the VOA web site for the current rates payable.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0520)

Aaron Fox

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