

Aaron Fox

TO LET

MODERN LIGHT INDUSTRIAL UNIT

Approx 231 sq.m (2,488 sq.ft) plus a Mezzanine Floor of 89 sq.m (966 sq.ft) and totalling 320 sq.m (3,454 sq.ft)

**UNIT 2 KING CHARLES 1st BUSINESS PARK
OLD NEWTON ROAD, HEATHFIELD
DEVON, TQ12 6UT**



An opportunity to acquire a new lease on this modern light industrial unit 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 2 offices constructed on the mezzanine floor to one side of the premises with a further storage area at the far end, and benefits from 5 reserved car parking spaces. The unit would suit a variety of potential users, subject to the usual consents.

ACCOMMODATION

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

Workshop **24.53m x 9.48m (80'5" x 31'1") max**
Approached from the level parking area via a roller shutter door into the warehouse providing vehicular access, plus a pedestrian door to the side. 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 **20.41m x 4.40m (66'11" x 14'5") max**
A corridor runs the length of the mezzanine leading to

Office No 1 **8.11m x 3.16m (26'7" x 10'4") max**
Suspended ceiling with integrated strip lighting. Kitchen area to one end with fitted wall and base units with inset Stainless Steel sink unit. Electric water heater. Tiled splashbacks.

Office No 2 **3.60m x 3.16 (11'10" x 10'4") max**
Suspended ceiling with integrated strip lighting . Glazed panels overlooking workshop area. Door to Office No 1.

Storage Area **5.42m x 4.40m (17'9" x 14'5") max**
Useful area but with reduced head height into eaves.

EXTERNALLY

To the front of the unit is a level concreted loading and unloading area with 5 reserved car parking spaces.

BUSINESS RATES

Rateable Value £16,250 - (2010 Valuation List)
Please contact the Business Rates Department at Teignbridge District Council for rates payable. (01626 361101)

RENT

£14,500 pax plus VAT is sought for a new 6 year full repairing and insuring lease contracted outside of the landlord and tenant act with a rent review at the end of the third year.

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. Details on request.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the landlord's legal costs, including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0535)

Aaron Fox

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