

TO LET

LIGHT INDUSTRIAL / FOOD PRODUCTION UNIT IN CONVENIENT TOWN CENTRE LOCATION

Approximately 88.4 sq.m (951 sq.ft) with ample free car parking

**UNITS 1 - 5, LEVEL 3 HAMLYN HOUSE, MARDLE WAY,
BUCKFASTLEIGH, DEVON, TQ11 0NS**



Hamlyn House is a characterful stone former mill building occupying a prominent position in the centre of Buckfastleigh, with easy access to the A38 dual carriageway approximately equi-distance between Exeter and Plymouth. Units 1 – 5 are located on Level 3 (second floor) and was previously occupied by a food manufacturer, but the space is flexible and suitable for a wide variety of users.

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SITUATION AND DESCRIPTION

Buckfastleigh is a popular location due to its close proximity to the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 22 miles distant, Exeter 24 miles, Newton Abbot 12 miles and Torquay 20 miles distant. Buckfastleigh has a good range of local amenities with Newton Abbot offering a wider range of facilities.

The premises are located on the second floor (level 3) of this impressive former Mill building in the centre of Buckfastleigh. The premises have ample parking in an adjoining reserved car park. The premises are accessed either via a staircase or a 1 ton euro pallet goods lift at the front. The premises have recently been used for food manufacture, with a kitchen area, storage and adjoining Office. However the premises are flexible and suitable for a variety of potential uses including manufacture / storage or a Food manufacturer.

ACCOMMODATION

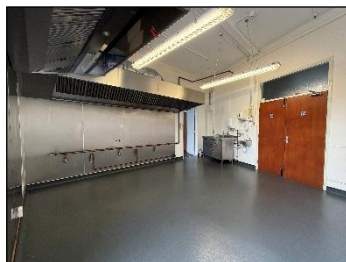
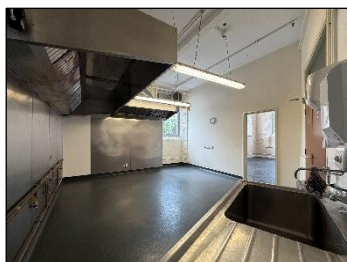
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Ground floor entrance with stairs, or Goods lift to

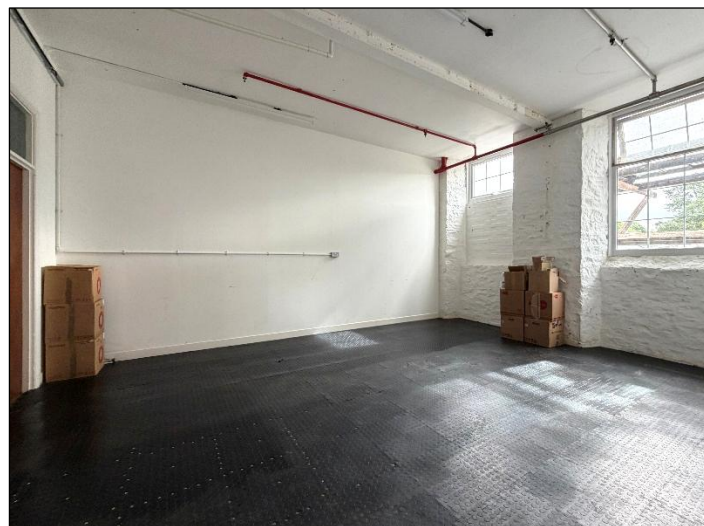
Unit 1 **5.64m x 3.99m (18'6" x 13'1") max**
3 large windows. Overhead strip lighting. Power as fitted. Double doors onto entrance corridor. Door to



Unit 2 **5.14m x 4.60m (16'10" x 15'1") max**
Irregular shape area with range of commercial extraction hoods for up to 4 off 30kw gas supply appliances. We are advised the extractor has been recently serviced, cleaned and certified. Altro flooring throughout. Stainless steel sink with draws and cupboards under plus hand wash basin. Window. Doors to entrance corridor.



Unit 4 & 5 **6.17m x 4.82m (20'3" 15'10") max**
Power and lighting as fitted. 2 windows. Strip lighting. 2 separate doors to main entrance corridor, so could be split into 2 sections if required.



Unit 3 (Office) **5.04m x 2.50m (16'6" x 8'2")**
Fitted with 2 workstations. Window. Carpeted. Strip lighting and power as fitted.

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Shared Toilet

Low level WC suite plus wash hand basin.

EXTERNALLY

The property benefits from ample free car parking spaces in a dedicated car park for the building located to the rear.

LEASE

A new 6 year lease is available with a rent review at the end of the third year. A service charge contribution of 10% of the rent is required towards the external repairs and decoration of the building. The tenants will also reimburse the landlords for their share of the insurance premium. The lease will be contracted outside of the Landlord and Tenant Act.

RENT

A rent of £7,250 per annum is sought for these character premises benefiting from the commercial extraction equipment making them ideal for a food production business.

VAT

VAT is charged on the rent and service charge.

SERVICES

Mains water, drainage and electricity, including 3 phase, are available to the premises. Gas could be available if required.

RATES

Rateable Value: - £5,300 (2026 valuation)

We understand that a reduction of up to 100% may be available under the Small Business Rates relief scheme. To see if you or the premises qualify for this discount, please contact the Business rates Department at Teignbridge District Council (01626 361101)

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained, a copy will be available to download from the web site and a summary is shown opposite. The rating is: E 115

LEGAL COSTS

A contribution of £350 plus VAT is required towards the Landlords legal costs, including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0925)



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Energy performance certificate (EPC)

LEVEL 3 Hamlyn House Maudie Way BUCKFASTLEIGH TQ11 0NS	Energy rating E	Valid until: 2 January 2029 Certificate number: 0413-0738-6489-3492-3096
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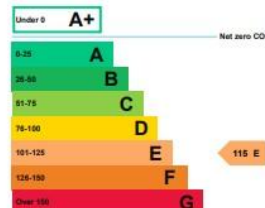
Property type	B1 Offices and Workshop businesses
Total floor area	438 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

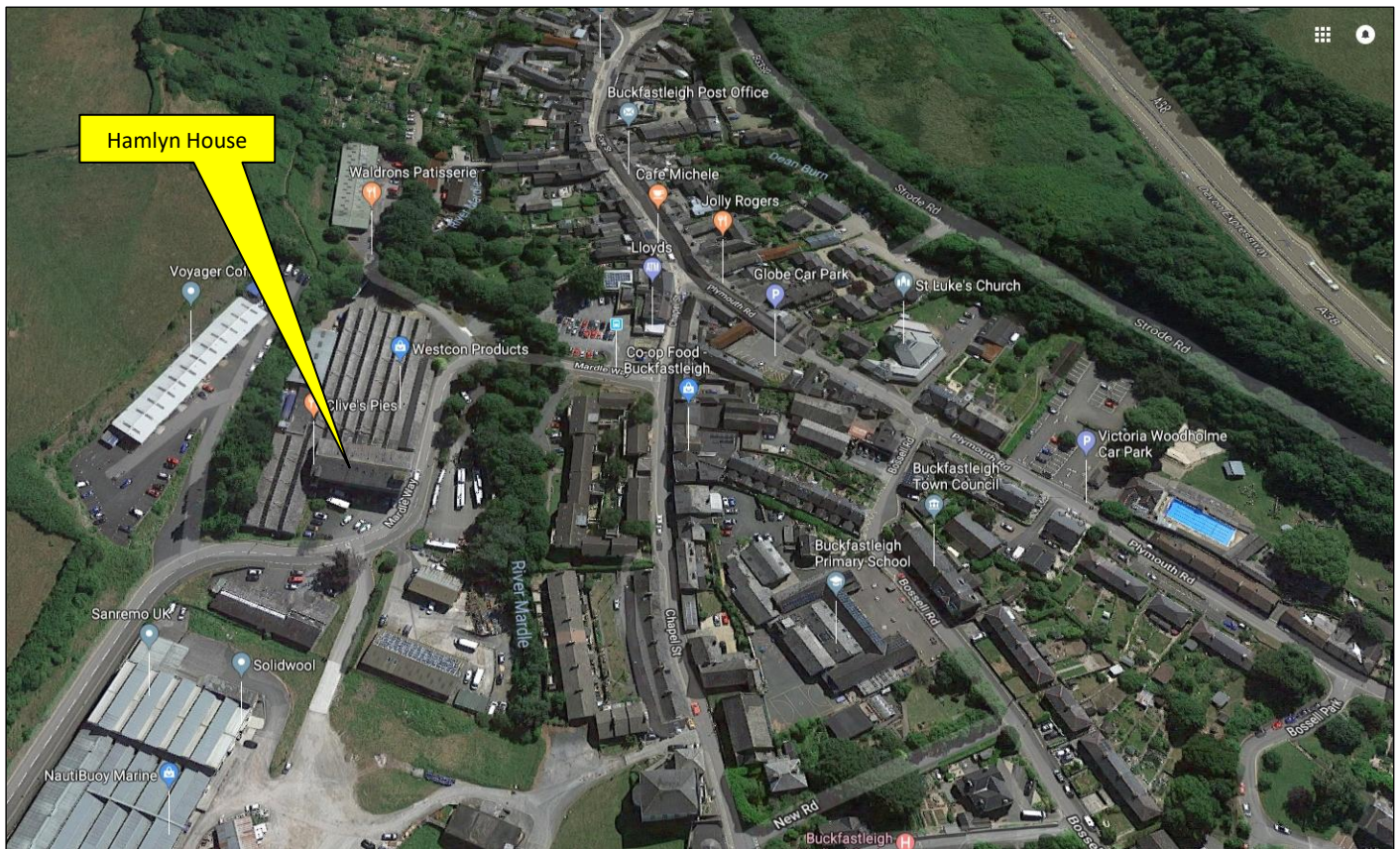
Properties similar to this one could have ratings:

If newly built	50 B
If typical of the existing stock	148 F

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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 NOON ROBERTS 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 NOON ROBERTS 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 NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.