



To let

Viewing by prior appointment
with Jonathan Ling:

(01392) 202203

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Rocklands Business Park, Old Way, Chudleigh, Devon, TQ13 0FW

Self-contained unit in newly completed scheme

Suited to office or other commercial uses

Approx. 1,140 sq ft (106 sq m)

3 car parking spaces

Excellent energy performance, solar panels and EV charging

To Let: rent £13,950 per annum

strattoncrebercommercial.co.uk

Location

Rocklands Business Park is located on the edge of Chudleigh, 7.5 miles (via the A38 dual carriageway) from Junction 31 of the M5 motorway and the southern edge of the city of Exeter; 3.5 miles from the Heathfield Industrial Estate (also via the A38); and 6 miles from Newton Abbot. Access to the A38 is around 0.5 miles away.

Accommodation

A terrace of eight business units, each offering self-contained accommodation on ground and first floors.

A full specification of the units is given overleaf, but in summary each unit offers the following:

- Accessible WC and kitchen point on ground floor (WC offers space for later installation of a shower)
- Dado perimeter trunking with power cabling and permitting later installation of data cabling
- Heating via air source heat pump
- LED lighting
- Carpeted floors to offices, vinyl to WC
- Upvc double glazed windows and doors
- EV charging point to front
- 3.4 kWp PV solar array on the roof

The floor plan would allow each unit to be occupied as separate ground and first floor units (each with own entrance door) by partitioning the staircase from the rest of the ground floor.

Services

Mains water, electricity and fibre broadband are connected and separately metered to each unit.

Lease Terms

A new 6 year FRI lease is offered, with an upwards-only rent review at the end of the 3rd year, plus a tenant-only break clause at the midway point on 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

The initial rent is **£13,950 per annum exclusive**. An estate charge is also payable in respect of site maintenance and any shared services; ask for details.

Sale Terms

Alternatively, units are offered by way of a freehold sale; please ask agents for details.

Energy Performance Certificates (EPC)

Assessed in band A (1).

Broadband connectivity

Each unit has a dedicated fibre line.

Business Rates

The units have yet to be assessed for business rates.

VAT

VAT is chargeable on the rent and service charges.

Legal Costs

Both parties to bear their own legal costs in the transaction. A contribution of £395+VAT is required for a new lease.

Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial Noon Roberts

Jonathan Ling
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Tony Noon
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Rocklands Business Park, Chudleigh – SPECIFICATION

The development's outdoor area is thoughtfully designed to offer a relaxing environment whilst enhancing local biodiversity. The preservation of the existing Oak tree provides natural shade whilst the landscaping supports local wildlife, flora and fauna.

Key features include:

Seating Area: These provide comfort and shade from the sun

Picnic Table: making the space more inviting as a break out area

Large Grassy Area: contributing to the aesthetic appeal of this area

High quality facing bricks, designed for aesthetic appeal and durability enhancing the visual character of the building
White PVCu windows & doors are equipped with energy efficient double glazing, complemented by sleek chrome ironmongery. This design is harmoniously matched with white PVCu fascias, gutters and downpipes providing a modern aesthetic. Traditional tiled roofs offer long-term durability with minimal upkeep, ensuring low maintenance costs in the future.

Energy-efficient, roof-mounted 3.4 kWp photovoltaic (PV) system, providing renewable electricity and potential cost savings

Highly insulated construction minimizing heat loss and leading to significantly reduced energy consumption and enhanced thermal comfort

Environmentally friendly air source heat pump heating, providing reduced reliance on fossil fuels and lowering carbon emissions

Each unit has wiring for a dedicated electric vehicle (EV) charging point; providing the convenience of charging while reducing dependence on public stations, helping to lower company car ownership costs and improving the company's carbon footprint.

The groundfloor benefits from a WC & washbasin, improving accessibility. The inclusion of vinyl flooring is durable and low maintenance, contributing to a more hygienic environment

The kitchen features a base unit equipped with an ease of maintenance and durable stainless steel sink and coordinating worktop

Internal oak-coloured, self-finished door complemented by sleek chrome door furniture; marrying the timeless elegance and durability of oak with the modern appeal of chrome accents

The interior features walls and ceilings painted in crisp white, complemented by white gloss finished skirtings, architraves & stairs, offering easy maintenance

Each floor is equipped with dado trunking, facilitating the organized distribution of power and data services. This system includes six double power sockets per floor as standard. This configuration enhances the safety and efficiency of the electrical infrastructure along with future flexibility

The lighting system has been designed to meet office specifications, ensuring illumination levels. Our standard provides a well-lit environment that supports both visual comfort and energy efficiency

The office areas and staircases are fitted with carpet / carpet tile flooring, offering a blend of comfort, safety, and aesthetic appeal

Each unit includes three dedicated parking spaces with a durable tarmac finish, offering a smooth and professional appearance

Provision of secure and weather-protected storage for bicycles facilities, promoting sustainable commuting options
Fibre broadband

A senior build manager will conduct a comprehensive regular inspection of your property, ensuring adherence to our established high-quality standards, providing confidence in the enduring quality of your property

Your property benefits from a comprehensive 10-year structural warranty, providing peace of mind. Additionally, having such a warranty can enhance the property's value and appeal to future buyers, as it underscores a commitment to quality and durability.



Exeter Office

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