

INDUSTRIAL

OFFICE

RETAIL

Noon
Roberts



PROPERTY CONSULTANTS

TO LET

MODERN INDUSTRIAL UNIT ON SOUGHT AFTER TRADING ESTATE WITH ALLOCATED CAR PARKING

Ground Floor of approx. 60.7 sq.m (654 sq.ft) with a part Mezzanine Floor of 41.8 sq.m (450 sq.ft) so totalling 102.5 sq.m (1,103 sq.ft) plus Parking Spaces

**UNIT 11 SAMARA BUSINESS PARK, CAVALIER ROAD,
HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6TR**



An opportunity to acquire a new and flexible lease of this modern light industrial unit conveniently located on the Heathfield Industrial Estate which is sited adjacent to the A38 dual carriageway. The premises are suitable for a variety of potential users, subject to the usual consents.

Noon Roberts
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SITUATION AND DESCRIPTION

The Business Park is located in Cavalier Road just off the main estate spine road of Battle Road and adjoining the Teignbridge Enterprise Agency complex. 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 18 miles and Plymouth 40 miles distant. Other business centres are Newton Abbot which is approximately 5 miles and Torquay which is 12 miles distant.

The units are constructed to a high standard, comprising a steel portal frame with lower elevations of facing bricks externally to 2.2m and faced blockwork internally, to the same height, with plastic coated profiled steel cladding, incorporating an insulation quilt and internal lining to the upper elevations. The eaves height is approximately 4.7 metres. The roof has plastic coated profiled steel cladding, insulation quilt and internal lining but also incorporates approximately 10% double skin roof lights.

ACCOMMODATION

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

Entrance Lobby **2.30m x 1.47m (7'6" x 4'10") max**

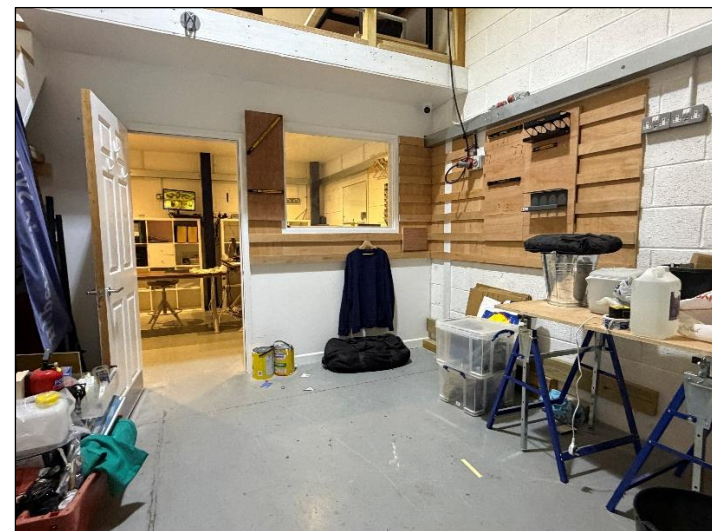
Accessed via from the front courtyard area with a pedestrian door with metal security gate. Doors to ...

Toilet

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

Workshop **4.20m x 4.11m (13'9" x 13'6") max**

Full height roller shutter door providing good vehicular access. Concrete floor. Glazed panel to rear office. Ample power points with overhead lighting as fitted. Door to

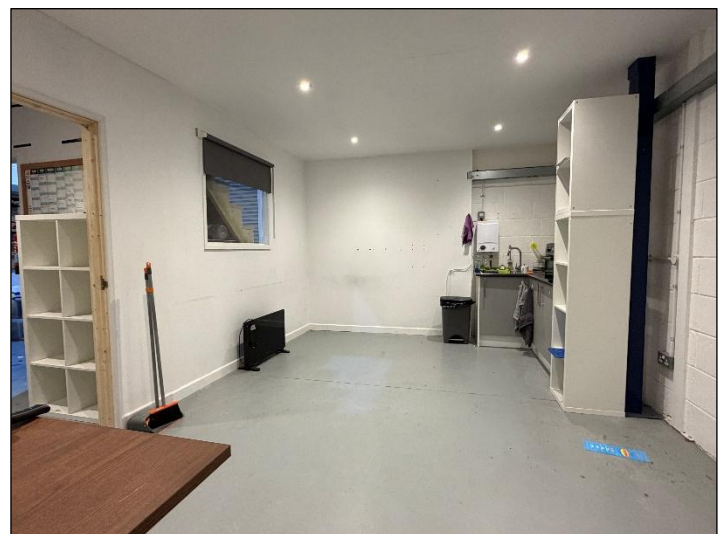


Office 1 **4.14m x 3.38m (13'7" x 11'1") max**

Useful office area with integrated ceiling mounted spot lighting as fitted. Power as fitted. Glazed panel to workshop area. From here a door leads into

Office 2 / Staff Room **6.12m x 3.58m (20'1" x 11'9") max**

Spot lighting and power as fitted. Glazed panel to workshop. Fitted range of wall and base units with worktop and inset stainless steel sink unit with single drainer. Electric water heater over.



From the Workshop area a staircase leads up to a

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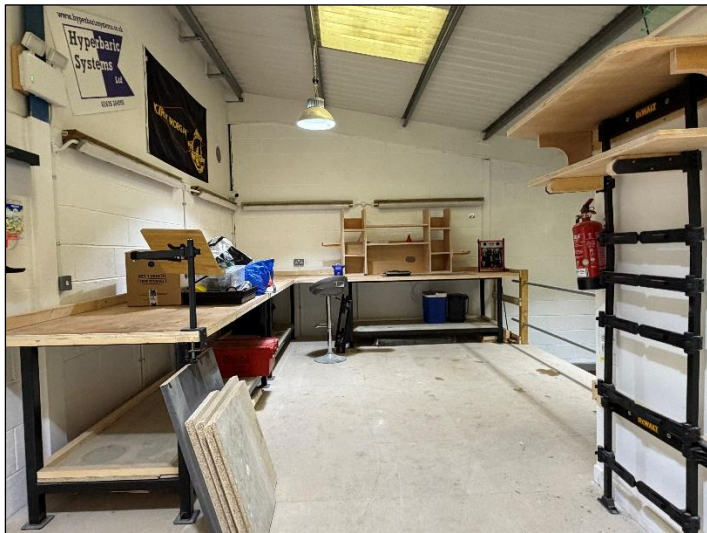
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MEZZANINE FLOOR

Workshop Area 7.87m x 3.90m (25'10" x 12'9") max

Useful storage / workshop area with fitted benching to one wall. Overhead lighting. Translucent roof lights. Power as fitted.



Store / Staff room 3.61m x 3.08m (11'10" x 10'1") max

Fitted workbench and racking. Range of kitchen units with worktop and inset stainless steel sink and single drainer. Electric water heater over. Fitted shower cubicle with glazed screen. Part tiled walls.



EXTERNALLY

To the front of the unit is a level loading and unloading area with 3 reserved car parking spaces allocated to this unit.

BUSINESS RATES

Rateable Value:- £7,000 (2026 valuation list)

A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates department on (01626 361101)

RENT AND TENURE

£8,950 per annum plus VAT is sought for a new 6 year lease, contracted outside of the Landlord and Tenant Act, with a rent review and tenant only break clause at the end of the 3rd year providing 6 months prior written notice.

The rent will include all external repairs and decorations of the unit, the estate roads and all parking and landscaping areas. Also included in the rent will be the buildings insurance. The tenant will therefore be responsible for the internal repair and decoration of the unit, contents insurance and any services used.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a summary will be shown below, a full version can be downloaded from the web site. The rating is:

SERVICES

We understand that mains water, drainage and electricity (Including 3 phase) are available to the unit. A mains gas is also available to the unit, but not currently connected.

VAT

VAT is payable on the rent.

LEGAL COSTS

A contribution of £350 plus V.A.T. is required towards the landlord's legal and administration costs in setting up the lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0362)



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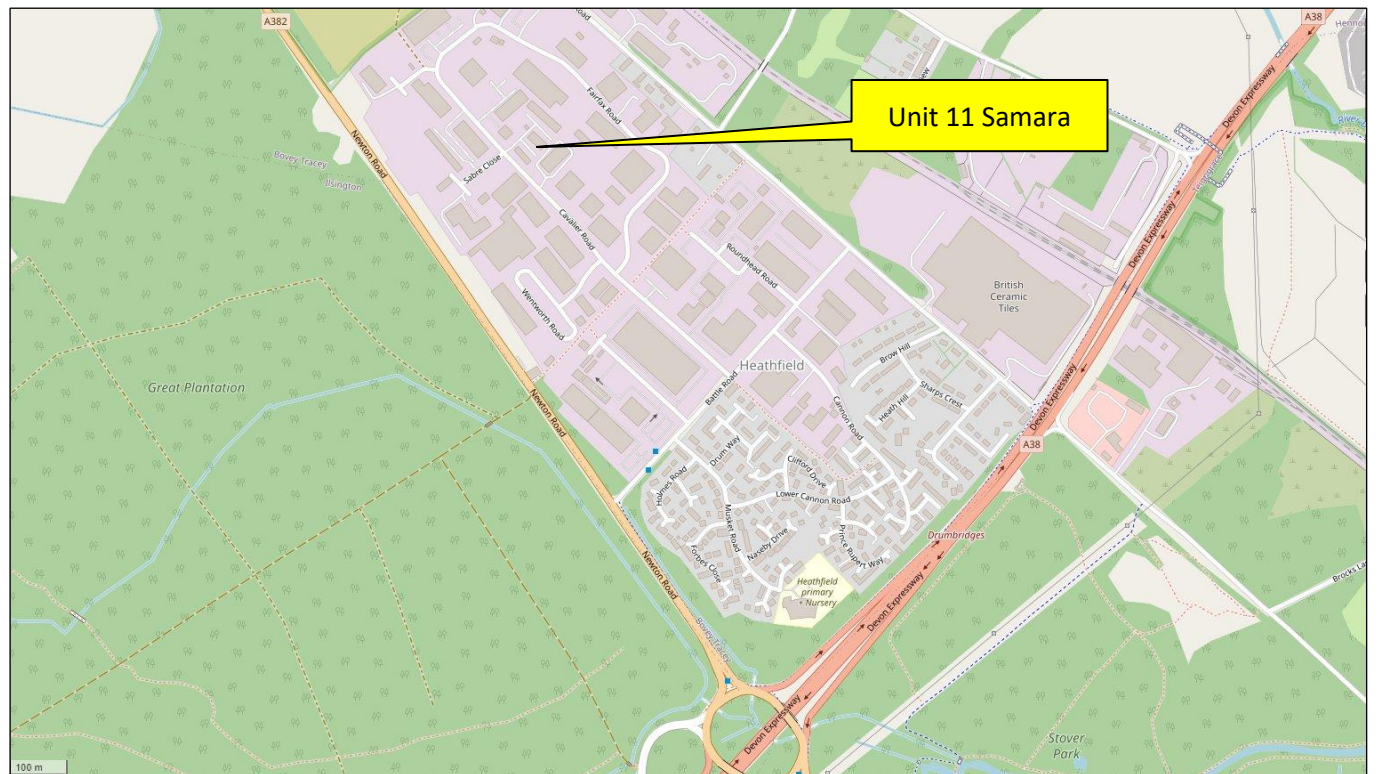
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.