



TO LET

Unit 4

Fairfax Road, Heathfield Industrial Estate, Newton Abbot, TQ12 6UD

Industrial/ warehouse unit with large secure yard – 8,905 sq. ft gross (827.35 sq. m), on 2.62 acres of land.

Location

The site is located on Fairfax Road, to the rear of Heathfield Industrial Estate.

The industrial estate occupies a convenient position adjacent to the A38 dual carriageway which links Plymouth and Exeter. The A38 offers easy access to the M5 motorway.

Exeter is only 18 miles away, whilst Plymouth is a 40-mile journey from the site.

M5



12 miles northwest

Newton Abbot



8 miles

Exeter



18 miles



Accommodation

Description

The property comprises a concrete framed warehouse unit with welfare facilities and office space above.

The site is 2.62 acres, with a warehouse and yard occupying a site of 1.45 acres of concrete hard standing.

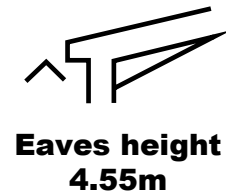
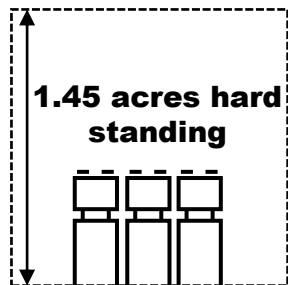
The site benefits from two access points, one to the warehouse and yard, and the second to an area of unmade ground used by the occupier for staff parking.

Services

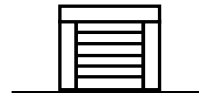
We are advised that mains electricity, water and sewage services are connected to the property.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
Warehouse	4,225	392.55
Warehouse	3,406	316.50
GF store	636	59.15
1F offices	636	59.15
TOTAL	8,905	827.35



Surface level Doors



Open plan layout



On-site parking



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Industrial use, but any occupier should make their own enquiries to the Planning Department of Teignbridge District Council.

Tel: 01626 216200 or [Planning and Building Control - Teignbridge District Council](#)

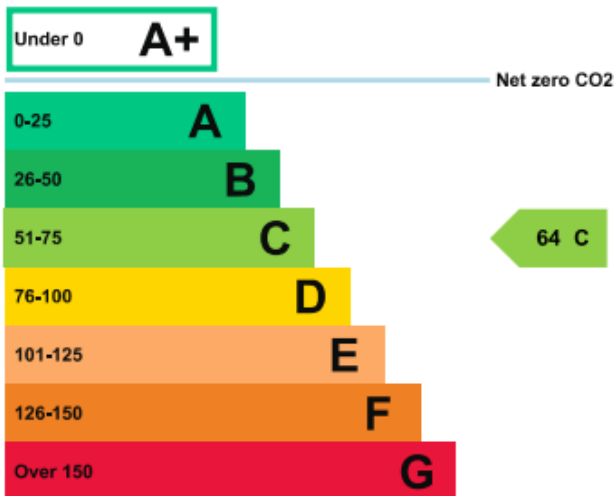
Business Rates

Interested parties should make their own enquiries to Teignbridge District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

The EPC rating is C64, and the full certificate is available on request.



Tenancy

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £75,000 per annum + VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: DS/101927 **Date:** 11/2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



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SERVICES



PLANNING



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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS

