

INDUSTRIAL

OFFICE

RETAIL

Noon
Roberts



PROPERTY CONSULTANTS

TO LET

INDUSTRIAL / STORAGE UNIT WITH RANGE OF OFFICES IN A CONVENIENT RURAL LOCATION

Workshop of 196 sq.m (2,110 sq.ft) plus Ground Floor Office / Stores of 68 sq.m (732 sq.ft) and First Floor Offices of 81.5 sq.m (877 sq.ft) so totalling some 345 sq.m (3,720 sq.ft)

UNIT 10 GIDLEYS MEADOW BUSINESS PARK, CHRISTOW, EXETER, DEVON, EX6 7QB



The Unit comprises an e detached light Industrial / Storage unit with a range of Ground Floor and First Floor Offices forming part of a landscaped development within the Teign Valley on the edge of Christow, just 6 miles from the A38 at Chudleigh, or 9 miles from Exeter. The Business Park has a mix users, including manufacturing, distribution and offices. The premises offer flexible space suitable for a variety of users.

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SITUATION AND DESCRIPTION

The Gidleys Meadow Business Park is a busy estate located on the edge of the village of Christow in the popular Teign Valley, offering a landscaped setting in a lovely semi-rural location but just 5 miles from the A38 Dual Carriageway linking Exeter to Plymouth, and Exeter City centre. The units offer flexible space with allocated car parking to the front. Each unit has roller shutter door offering good vehicular access with Unit 10 having a range of Offices on Ground and First Floors.

The Teign Valley is located to the south west of Exeter, and within easy reach of a number of towns offering local amenities including Chudleigh and Bovey Tracey, with the larger town of Newton Abbot approximately 11 miles distant, and the historic Cathedral City of Exeter which is 9 miles distant and forms the main administrative centre for the County of Devon. The unit would suit a variety of different users including Industrial, light manufacture and assembly, Warehousing and Internet Fulfilment.

ACCOMMODATION

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

Workshop **17.71m x 11.07m plus 7.00m x 3.89m**
 58'1" x 36'4" plus 22'11" x 12'9" max
L shaped workshop area with roller shutter door (3.99m x 3.99m) offering good vehicular access. Concrete floor. Overhead LED lighting. Min eaves 4.1m rising to 5.51m in the centre. Power as fitted. Pedestrian Door to Office lobby and double doors to Store.



Entrance Lobby

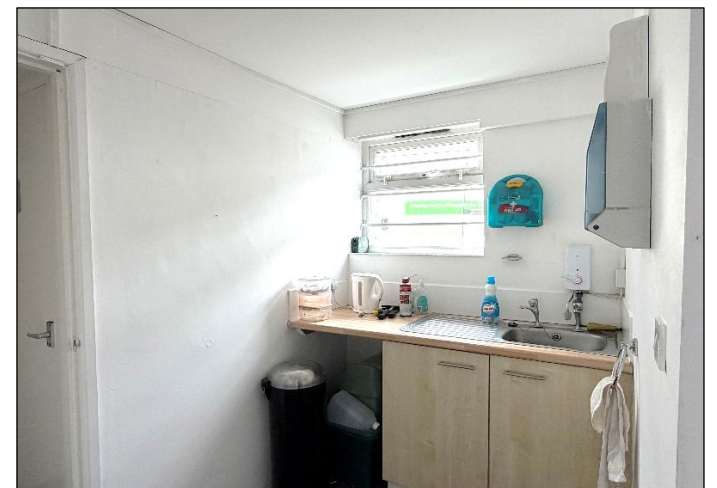
Pedestrian door. Tiled floor. Spot lighting. Door to warehouse.

Reception Area

3.58m x 3.09m (11'9" x 10'2") max
Tiled floor. Window overlooking staircase. Doors to

Kitchen

3.95m x 2.49m (12'11" x 8'2") max
Worktop with inset stainless steel sink with single drainer. Cupboards and draws under. Space for fridge. Window. Tiled floor. Doors to



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Gents Toilet

WC suite plus wash hand basin.

Ladies Toilet

WC suite plus wash hand basin. Window. Electric wall heater.

Office / Store 1

5.61m x 5.16m (18'5" x 16'11") max

Windows to the rear and side. Concrete floor. Strip lighting and power as fitted. Leading to



Office / Store No 2

3.94m x 3.57m (12'11" x 11'9") max

Window to rear elevation. Strip lighting and power as fitted. Concrete floor. Double doors into workshop area.

FIRST FLOOR

From the Ground Floor reception a staircase leads up to

Office No 3

11.43m x 5.86m (37'6" x 19'3") max

Windows to side and rear. Wood floor. Power as fitted. Electric wall mounted heaters. 2 glazed partitions which could be removed if not required. Light and bright with 3 windows.



Office No 4

4.13m x 3.53m (13'6" x 11'7") max

Windows to rear. Carpeted. Strip lighting and power as fitted.



EXTERNALLY

To the front is a courtyard area are 3 reserved car parking spaces allocated to this unit.

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available. We also understand that BT Superfast Broadband is available to the site.

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the third year. A midterm break clause can also be incorporated at the end of the third year if required. The lease will be contracted outside the Landlord and Tenant Act. The tenants will be required to reimburse the landlords for the buildings insurance premium (Approximately £1,400 per annum)

RENT

£29,500 pax plus VAT is sought for this useful sized unit in a pleasant location.

SERVICE CHARGE

A service charge is payable for landscaping and shared services of approximately £400 per annum.

RENT DEPOSIT

The Landlord may require a 3 months rent deposit to be held for the duration of the lease. Details on request.

RATES

Rateable Value: - £20,000 (2026 valuation)

For further information on the Business Rates, please contact Teignbridge District Council Business Rates Department (01626 361101)

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LEGAL COSTS

Each party to be responsible for their own legal costs in setting up the new lease.

VAT

Both the rent and service charge are plus VAT

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained, a copy will be available to download from the web site. The rating is: C 61

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0920)

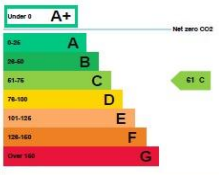


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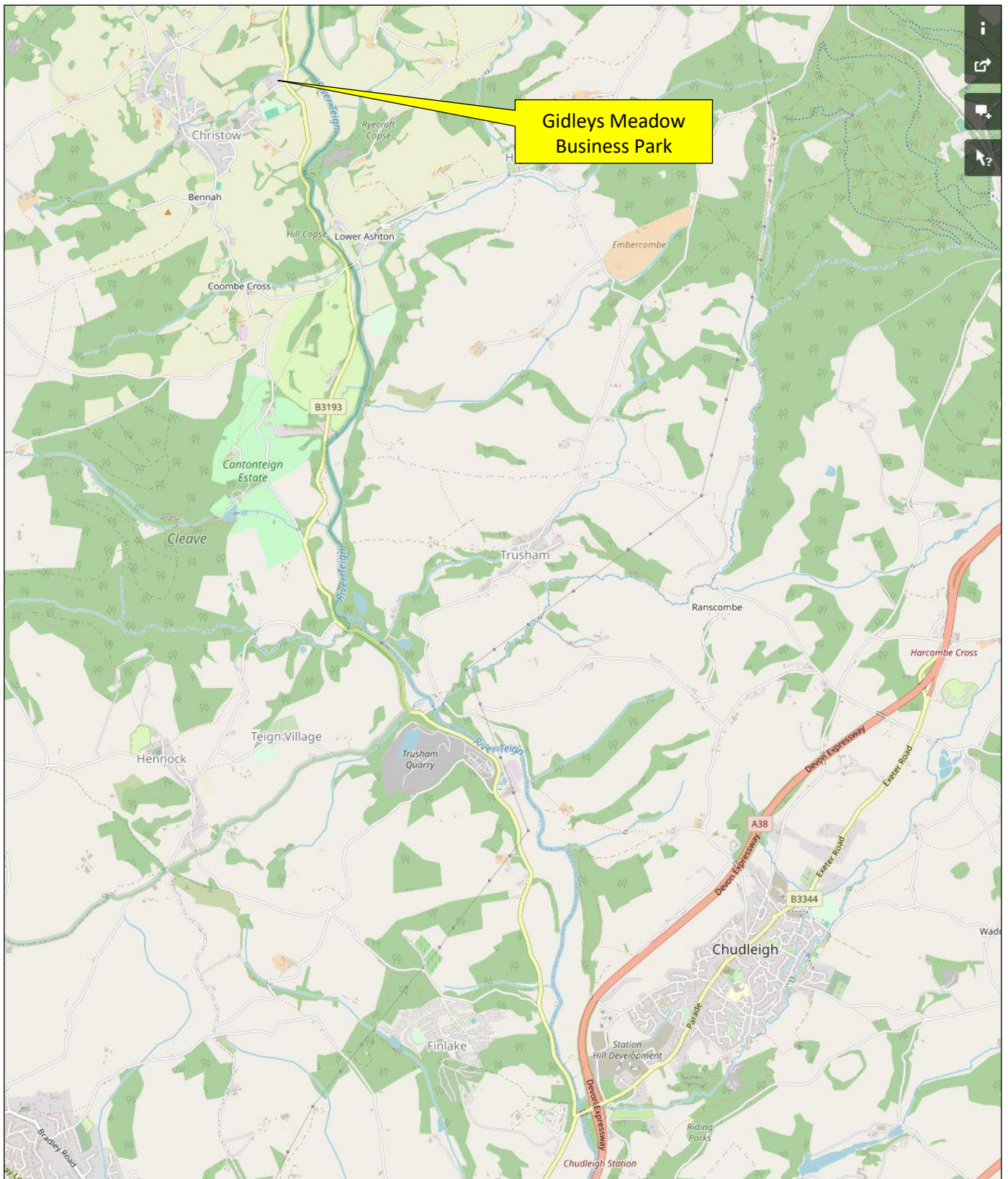
Energy performance certificate (EPC)		
Unit 10 Gidleys Meadow Chislow EXETER EX8 7GB	Energy rating C	Valid until: 1 February 2036 Certificate number: 9752-1022-5968-8141-2318
Property type	Offices and Workshop Businesses	
Total floor area	338 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is C.		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		12 A
If typical of the existing stock		49 B



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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.