

TO LET

INDUSTRIAL / WAREHOUSE UNIT ON SOUGHT-AFTER TRADING ESTATE WITH PART MEZZANINE FLOOR

Approx. 273 sq.m (2,943 sq.ft) Ground Floor Workshop plus 1st Mezzanine Floor of some 138 sq.m (1,486 sq.ft) so totalling some 411 sq.m (4,424 sq.ft)

**UNIT 6A INTERNATIONAL HOUSE, BATTLE ROAD,
HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6RY**



An opportunity to enter into a new lease of this Industrial / Warehouse unit conveniently located on the Heathfield Industrial Estate opposite the Mole Valley site and sited adjacent to the A38 dual carriageway. The premises also benefit from 2 ground floor Offices and a kitchenette area, plus a part Mezzanine Floor located towards the rear of the unit offering useful additional storage space.

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SITUATION AND DESCRIPTION

Heathfield occupies a convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 Motorway network. These excellent road communications make it a favoured site for businesses covering the whole of Devon, therefore benefiting from its central and strategic location. Exeter is approximately 18 miles distant with Plymouth some 40 miles distant. Other local business centres are at Newton Abbot which is approximately 5 miles distant and Torquay which is approximately 12 miles, which will be far easier to access once the bypass currently under construction is completed.

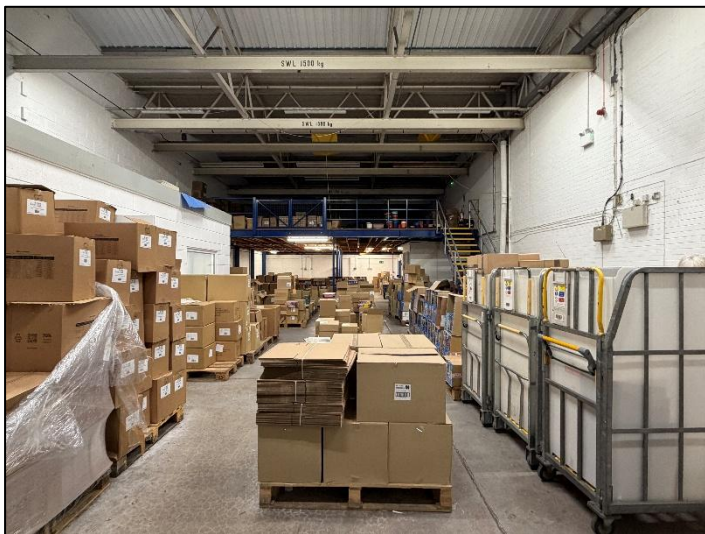
International House is a substantial mixed use building on Battle Road, the main spine road leading into the Heathfield Industrial Estate. The premises are predominantly arranged on the ground floor with access from a full height roller shutter door providing good vehicular access. To the front are 2 ground floor offices with two toilets and a kitchenette area. A wide staircase from the warehouse leads up to an open Mezzanine storage area. To the front are 4 allocated car parking spaces plus loading and unloading facilities.

ACCOMMODATION

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

Approached from the Parking area via a pedestrian door into

Workshop Area **25.58m x 10.69m (83'11" x 35'1") max**
Open area with a part mezzanine floor to the rear of the workshop. Minimum eaves 5.14m (16'10") at the front and 2.65m (8'8") under the mezzanine. Electric roller Shutter door providing vehicular access of approximately 4.6m x 3.6m (15'6" x 11'10"). Overhead lighting and power points as fitted. Concrete floor.



To the rear of the workshop are the following

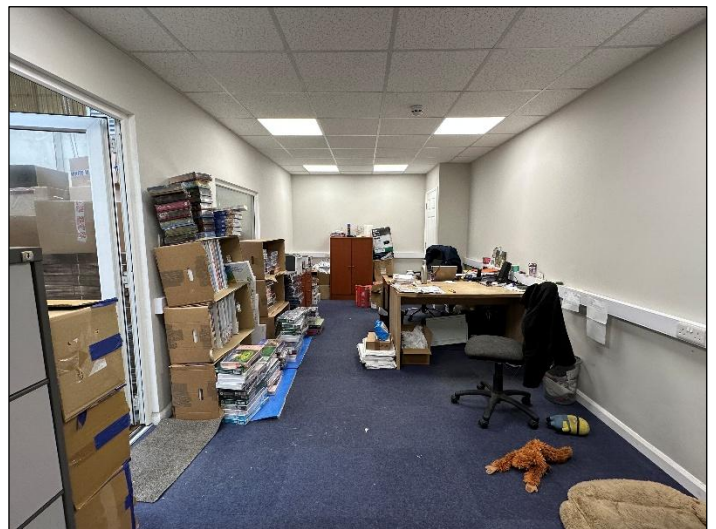
Kitchenette Area

A range of wall and base units with fitted worktop and inset stainless steel sink unit with single drainer. Space for fridge under. Tiled splashback. Electric under sink water heater.

Office No 1

6.37m x 3.16m (20'10" x 10'4") max

Glazed panel to warehouse. Suspended ceiling with integrated LED lighting. Dado trunking for power and data. Electric wall mounted heater. Carpeted.



Office No 2

3.16m x 2.66m (10'4" x 8'9") max

Glazed panel to warehouse. Suspended ceiling with integrated LED lighting. Dado trunking for power and data. Electric wall mounted heater. Carpeted.

Ladies Toilets

Low level WC suite with wash hand basin.

Gents Toilet

Low level WC suite with wash hand basin.

Mezzanine Floor

12.92m x 10.69m (42'4" x 35'1") max

A wide metal staircase leads up to the open storage area with power and light as fitted.

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EXTERNALLY

To the front of the unit is a level loading and unloading area with 4 reserved car parking spaces.

RENT

A rent of £22,950 pax (just £5.19 per sq.ft overall) plus VAT is sought for this substantial Unit with offices and a useful mezzanine storage area at the rear.

TENURE

A new six-year lease is available, contracted outside of the Landlord and Tenant Act, with a rent review and tenant only break clause at the mid-point providing 6 months prior written notice.

The Landlord will be responsible for the external repairs and decorations with the Tenants responsible for the internal repairs and decorations plus the roller shutter door. The tenants will reimburse the Landlords for the Buildings insurance premium and the Estate service charge, which is for the maintenance and management of the Estate and landscaping, full details on request.

RATES

Rateable Value: - £23,500 (2026 valuation)

For further details of the Rates payable please contact Teignbridge District Council Business Rates Department on (01626 361101)

SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

A contribution of £350 plus VAT is required towards the landlord's legal costs, including abortive costs, for the setting up of the lease.

ENERGY PERFORMANCE CERTIFICATE

The EPC is available from the web site. The rating is: D - 94

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0371)



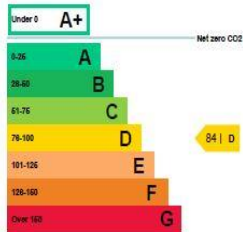
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02/11/2022, 14:39 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
P D K Chamwood Ltd Unit 6/A International House, Battle Road Heathfield Industrial Estate NEWTOM ABBOT TQ12 6RY	Energy rating D	Valid until: 24 April 2029 Certificate number: 0380-0531-0979-5194-8002
Property type	B8 Storage or Distribution	
Total floor area	392 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		Properties are also given a score. The larger the number, the more carbon dioxide (CO ₂) your property is likely to emit.
This property's current energy rating is D.		
		
How this property compares to others		Properties similar to this one could have ratings:
If newly built		28 B
If typical of the existing stock		83 D
Properties are given a rating from A+ (most efficient) to G (least efficient).		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-0531-0979-5194-8002?print=true> 1/3

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