

**INDUSTRIAL
OFFICE
WAREHOUSE**

Substantial Industrial / Warehouse unit with an extensive range of Offices and stores on Ground and First Floors, together with 56 parking spaces on the popular Heathfield Industrial Estate by the A38 Trunk Road

**Noon
Roberts** | 
PROPERTY CONSULTANTS



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FOR SALE - Offers excess £1,375,000 LLHD or TO RENT - £125,000 pa on new lease
Warehouse & Offices totalling approx. 2,661 sq.m (28,643 sq.ft) plus 56 car and Lorry Parking spaces
10 International House, Battle Road, Heathfield, Devon, TQ12 6RY

SITUATION AND DESCRIPTION

The premises are prominently located fronting Battle Road and Cavalier Road which are the main spine roads into and then through this popular Trading Estate. Heathfield occupies a most convenient location adjacent to the A38 Devon Expressway, linking Plymouth and Cornwall to Exeter and the M5 and National Motorway network. The Drumbridges roundabout provides easy access to the A38 trunkroad, which emphasises Heathfield as the primary Industrial Estate in the area for businesses wishing to cover the whole of Devon. Exeter is approximately 18 miles and Plymouth approx. 40 miles distant. Other business centres are Newton Abbot which is approximately 5 miles and Torquay which is approx. 12 miles distant.

Unit 10 International House is a substantial Industrial / Warehouse Unit with a run of Ground and First Floor Offices to the front with ample windows offering good natural light. The premises comprise an end terraced Unit offering a Warehouse of approx. 1,830 sq.m (19,698 sq.ft) plus Ground and First floor stores and offices to the front of approx. 831 sq.m (8,945 sq.ft). The premises have a minimum eaves height of 5.4m (17'9") allowing significant racking or additional mezzanine floors to be installed. To the front is ample car parking with a loading bay to the side and front with 2 roller shutter doors. The premises have been used for a range of uses over the years from Engineering to Specialist Vehicle assembly, uPVC Window manufacture with the last occupier being a Warehouse and Distribution use. The premises would therefore suit a wide range of potential occupiers including manufacture, warehousing or possibly for an Investor to acquire and let.

ACCOMMODATION

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

Ground Floor Reception Lobby 1 5.02m x 4.51m (16'5" x 14'9") max
Double glazed doors with side panel from car park. Reception area. Carpeted. Radiator. Stairs to first floor and door to inner hallway.....

Workshop/ Warehouse 66.16m x 26.91 plus 7.61m x 6.52m (217'1" x 88'3" plus 22'11" x 21'4") max
2 Electric Roller shutter doors on the front and side providing good vehicular access. Overhead lighting with power as fitted. Concrete floor. Covered Loading bay.

Kitchen / Staff Room 10.88m x 4.25m (35'8" x 13'11") max
Windows to one elevation making this very light and airy. Stainless steel sink with drainer inset into worktops. Cupboards below. Suspended ceiling with strip lighting. Power as fitted. Part tiled floor.

Store / Office 2 22.52m x 4.66m (73'10" x 15'3") max
Large open plan area with windows to one wall. Currently stores but could be offices. Strip lighting and power as fitted. 3 radiators.

Office No 3 5.98m x 4.49m (19'8" x 14'9") max
Windows to one elevation. Strip lighting and power as fitted. Radiator.

Gents Toilet

5 WC cubicles, 5 Urinals and 5 wash hand basins. Tiled walls and floor.

FIRST FLOOR

Landing with large window and waiting area and doors to

Directors Suite

Reception Area 4 6.16m x 2.60m (20'2" x 8'6") max
Open area with large window to one wall. Power and strips as fitted.

Office / Meeting Room No 5 4.49m x 4.34 (14'9" x 14'3") max
Window to one elevation. Power and strips as fitted. Radiator.

Toilet - Low level WC Suite with was hand basin. Radiator.

Office No 6 4.31m x 4.16m (14'2" x 13'8") max
Window to one elevation. Power and strips as fitted. Radiator.

Office No 7 6.06m x 4.34m (19'10" x 14'3") max
Windows to one elevation making the office very light and airy. Suspended ceiling with strip lighting. Power as fitted. Radiators.

Kitchen 4.47m x 2.70m (14'8" x 8'10") max
Range of units to 2 elevations with inset stainless steel sink unit and single drainer with cupboards and drawers below. Space for fridge and dishwasher. Window to one wall. Strip lighting and power as fitted.

Office No 8 / Server Room 4.47m x 2.45m (14'8" x 8'1") max
Windows to one wall. Data cables terminate here with patch panel in server cupboard.

Office No 9 25.2m x 6.30m (82'8" x 20'8") max
Large open plan office with seven windows to one full elevation. Additional windows to the rear overlooking the warehouse area. Strip lighting and power as fitted. Could be subdivided into up to 7 offices if required. Fan assisted radiators fitted to one wall.

EXTERNALLY

The premises are approached from a wide access road off Battle Road circulating around the entire building providing good vehicular access. To the front of the premises on both sides of the driveway are ample reserved car parking spaces for the Unit plus 2 further dedicated areas at the far end of the building, allowing a generous allocation of up to 56 car parking spaces in total (See plan below with spaces marked in blue)

In addition there is an area for Lorry Parking to the front and side of the premises leading to the two Roller Shutter doors providing excellent vehicle loading and unloading to the main warehouse area.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is shown below, a full version can be downloaded from the web site. The rating is: D 93

PRICE AND TENURE

Offers are invited in excess of £1,375,000 plus VAT for the remainder of a 999 year lease dated the 9th May 2016 at a peppercorn rent of these substantial Industrial / Warehouse premises. There is a service charge payable for the upkeep of the landscaping, access road, common parts and services (including the roof).

LEASE AND RENT

Alternatively a new 10 year effective FRI lease by way of service charge could also be available by negotiation at a rent of £125,000 pax plus VAT and service charge. Full details available on request.

SERVICES

We understand that mains water, drainage, gas and electricity (Including a 180 KVA 3 Phase Supply) are available. Purchasers are required to make their own enquiries of the relevant service providers

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

RATES

Rateable Value: - £124,000 (2026 Valuation List)

Please contact the Business rates department at Teignbridge District Council (01626 361101) for the rates payable.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

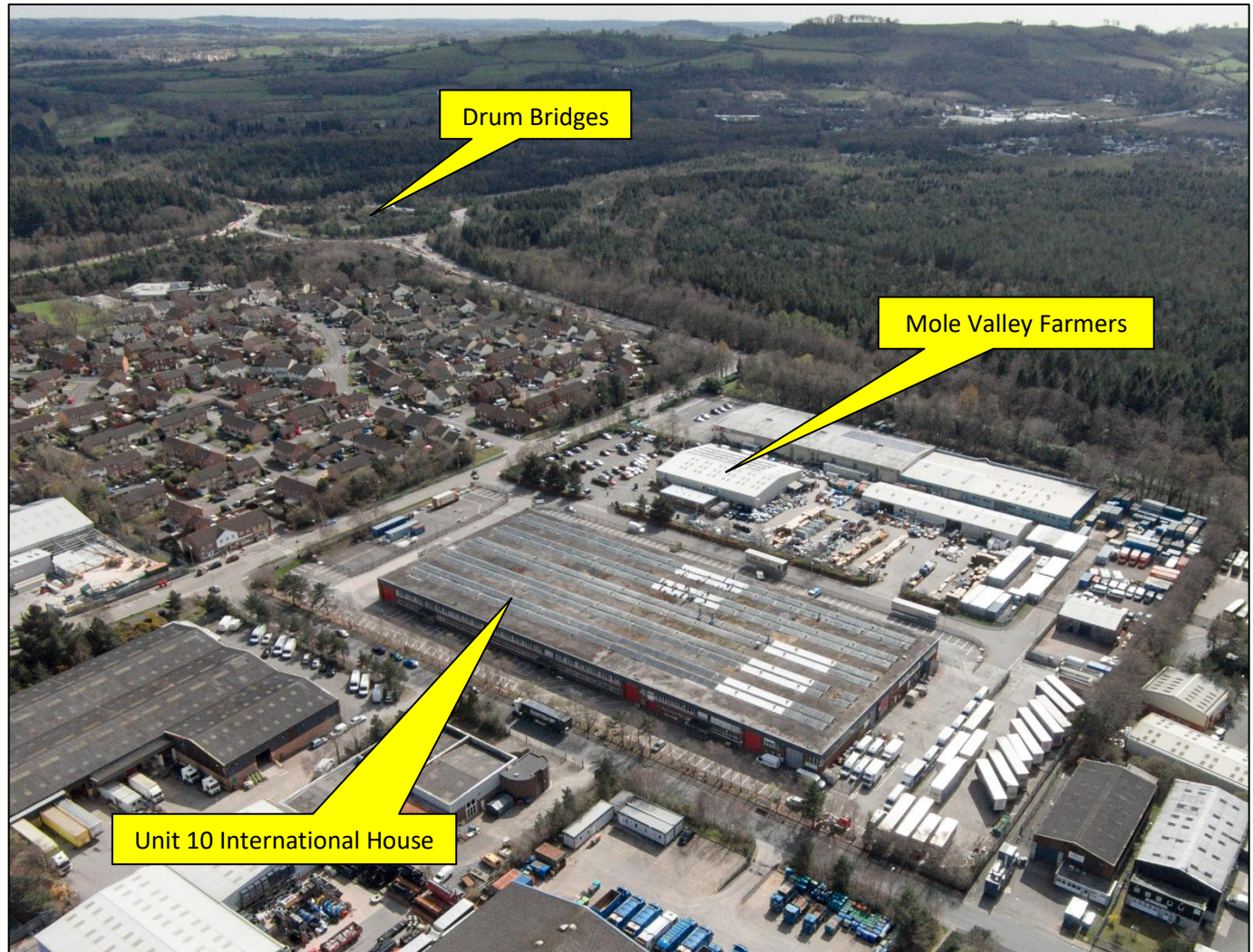
A successful purchaser or tenant will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed.

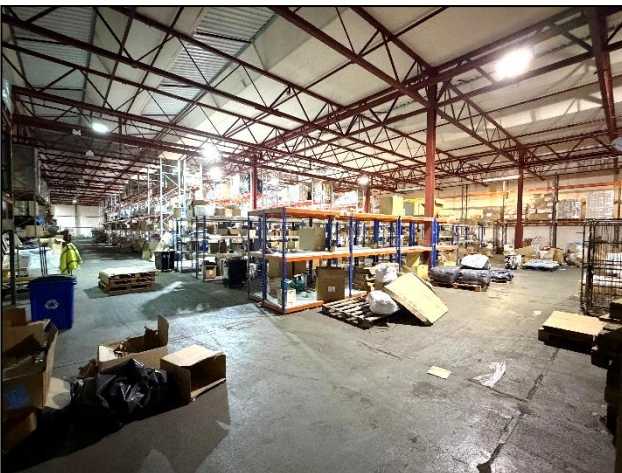
VIEWING

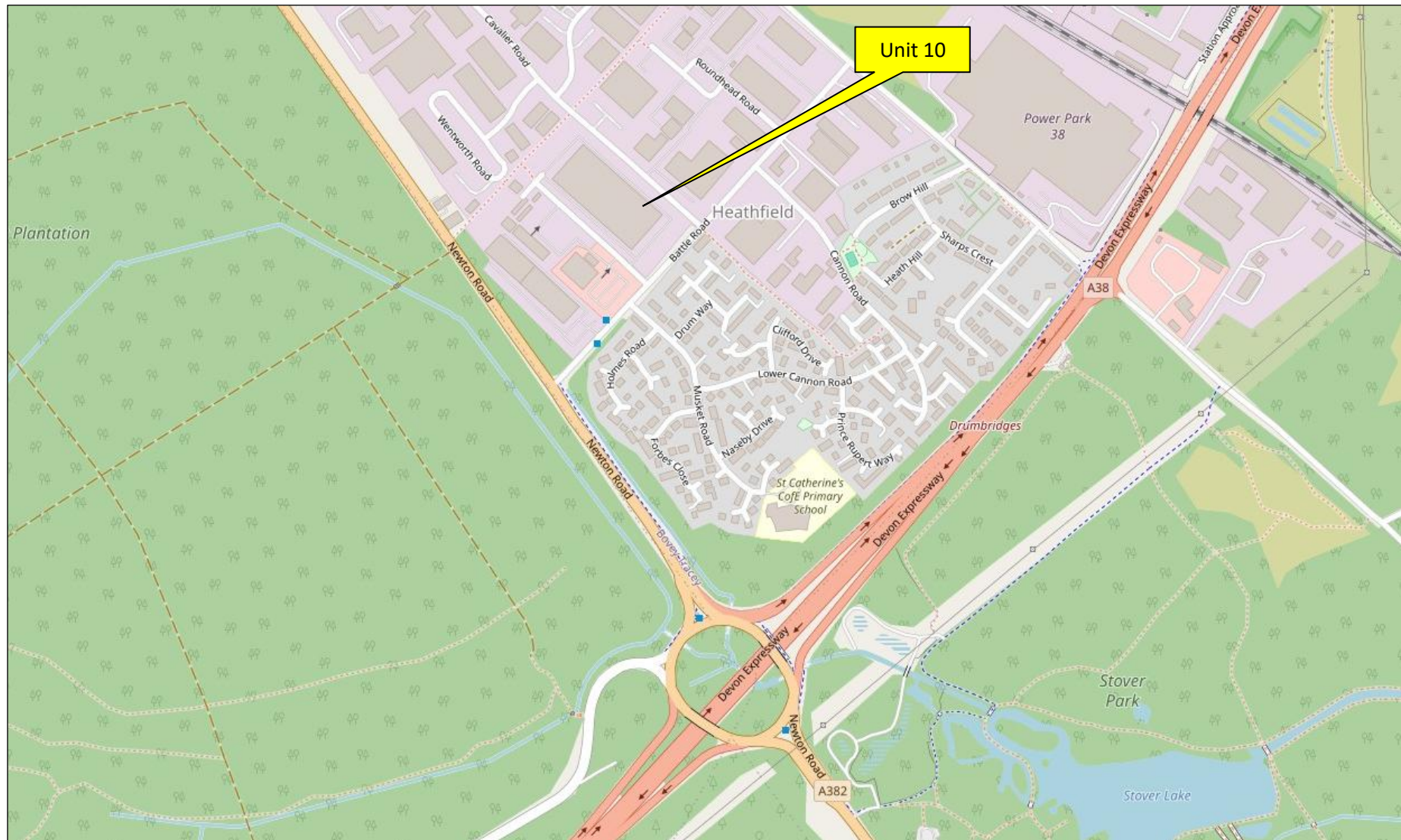
Strictly by prior appointment only with the sole agents for the attention of Tony Noon at Noon Roberts (07831 273148) Ref (0247)



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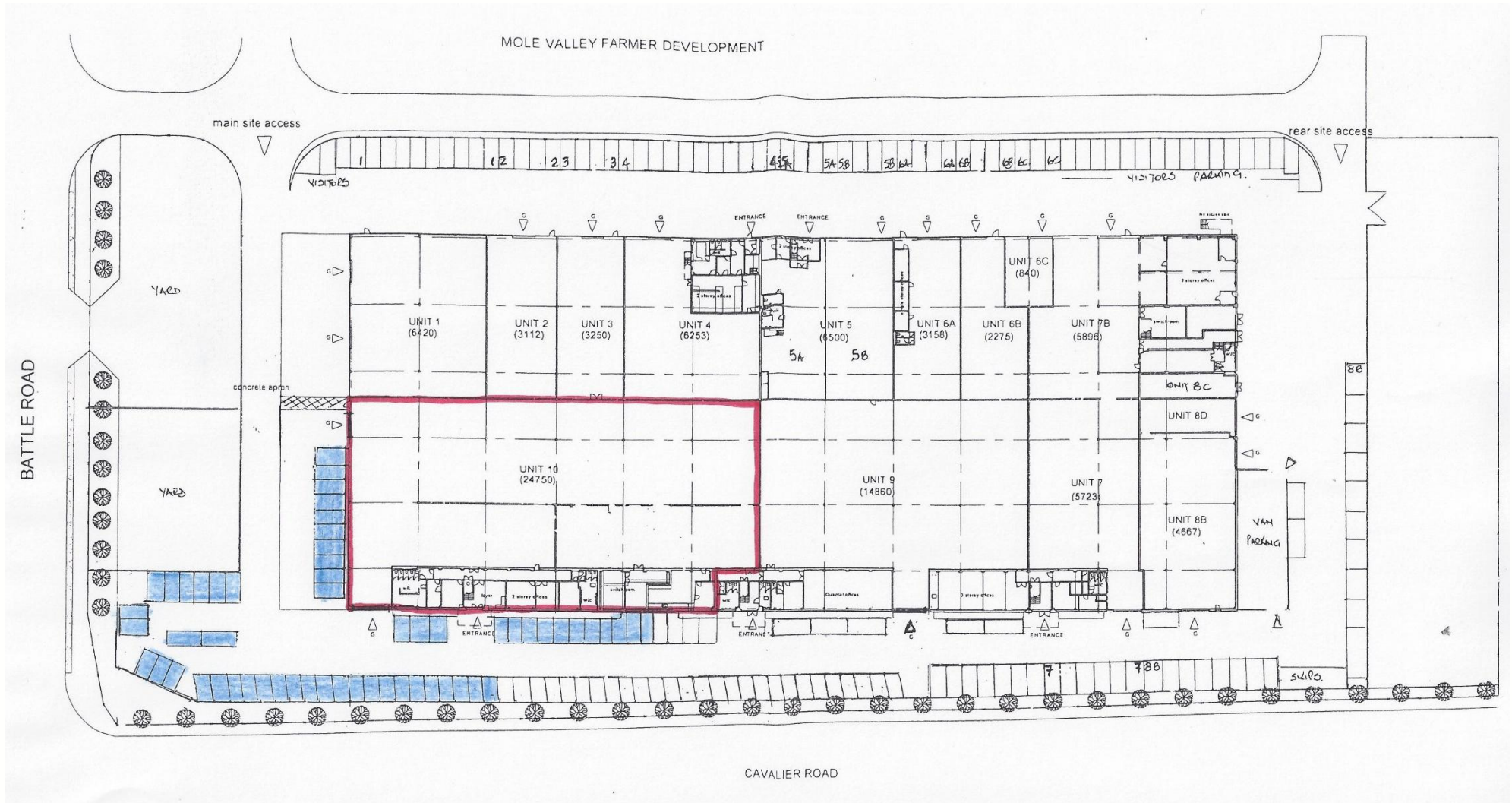






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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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