

TO LET

2 SMALL SECURE YARDS ON THIS POPULAR AND WELL ESTABLISHED INDUSTRIAL ESTATE

Approx. 89 and 107 sq.m (947 and 1,154 sq.ft) each
plus a plus 10' Steel Storage Container in each Yard.

**OFF BATTLE ROAD, HEATHFIELD INDUSTRIAL ESTATE,
NEWTON ABBOT, DEVON, TQ12 6TQ**



An opportunity to enter into a new flexible lease of this well located Yard area which is situated off the main arterial route through the popular Heathfield Industrial Estate, being adjacent to the A38 Exeter to Plymouth dual carriageway linking to the M5 and National motorway network. The Yard is securely fenced with double gates and includes a 10' Steel Storage Container, and is suitable for a variety of potential users requiring secure storage for materials, vehicles, plant and equipment, subject to any necessary consents.

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SITUATION AND DESCRIPTION

Battle Road is the main spine road running through the Estate with the yard accessed from Battle Road. Each yard has a double set of gates and is securely fenced with a palisade fence. 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 approximately 18 miles distant, with Plymouth 40 miles distant. Other local business centres are Newton Abbot some 5 miles and Torquay some 12 miles distant.

The Yards are level and offer 24/7 access. The yards are level with plainings which have been well compacted and are ideal for vehicles or plant. The yard is suitable for a variety of potential users requiring secure storage for materials, vehicles, plant and equipment.

ACCOMMODATION

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

Yard Area No 1 **16.5m x 6.5m (54' x 21'3") max**
Level and with a pair of entrance gates off the main courtyard area.



Yard Area No 2 **16m x 5.5m (52'6" x 18'0") max**
Level and with a pair of entrance gates off the main courtyard area.



LEASE AND RENT

A rent of £3,540 per annum (£295 per month) is sought for a new flexible 3 year agreement with annual break clauses. The agreement will be contracted outside of the security of tenure provisions of the Landlord and Tenant act.

It has been agreed that the Landlords will hold a rent deposit for the duration of the term equivalent to 1 months rent which will be returned to the tenant at the end of the term subject to the tenant not being in breach of the lease terms, including emptying the site and storage container at the end of the agreement.

These yards are ideally suited to a local tradesman who needs slightly more than just a storage container, including somewhere to site a skip or park a van securely etc.

BUSINESS RATES

Rateable Value: - To be assessed

For further information and to clarify the rates payable, please contact Teignbridge District Council Business rates Department on (01626 361101) for full details on this property.

VAT

We understand that VAT is payable on the rent.

LEGAL COSTS

A contribution of £250 plus VAT is required towards the landlords legal costs in setting up the agreement.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0909)



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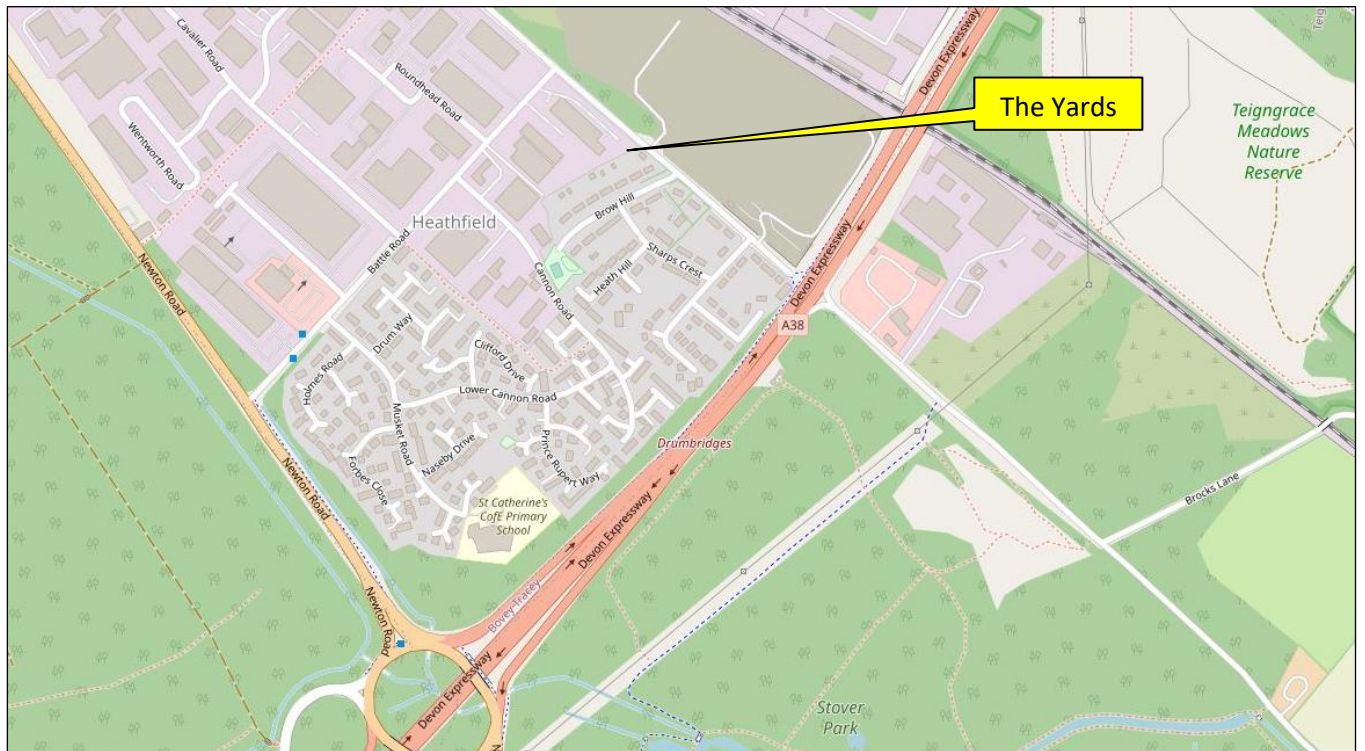
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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