

INDUSTRIAL

OFFICE

RETAIL

Noon  
Roberts



PROPERTY CONSULTANTS

# FOR SALE / TO LET

## MODERN INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES PLUS 12 – 14 CAR PARKING SPACES

Workshop of Approx. 534 sq.m (5,748 sq.ft) plus Offices of 255 sq.m (2,745 sq.ft)  
so totalling some 789 sq.m (8,493 sq.ft) with up to 14 Car Parking spaces

**UNIT 2 QUASAR BUILDING, BATTLE ROAD, HEATHFIELD,  
NEWTON ABBOT, DEVON, TQ12 6XU**



An opportunity to either purchase or enter into a new lease on this modern Industrial building at the entrance to the Heathfield Trading Estate, with a generous parking allocation of 12 – 14 parking spaces. The premises have most recently been used as an engineering machine shop, but would be suitable for a variety of potential uses.

Noon Roberts  
4 Northleigh House,  
Thorverton Road, Matford,  
Exeter, Devon, EX2 8HF

Contact us  
M. 07831 273148  
E. [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)  
W. [noonroberts.co.uk](http://noonroberts.co.uk)

Tel: 01392 691007

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

#### SITUATION AND DESCRIPTION

Quasar Building is located at the entrance to the popular Heathfield Trading Estate, just off the A38 Dual Carriageway at the Drum Bridges Junction. This provides the site with a fantastic visual presence to Newton Road and Battle Road, the main estate road running through the Estate. The building was constructed in the late 1980's and is steel portal frame construction with profile sheet steel cladding to the roof and elevations. Unit No 2 offers a large open workshop area with a range of Offices and welfare facilities. To the rear is a further parking and loading area. The building is flexible in layout and offers great scope to suit a variety of potential users.

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 5 miles distant and Torquay which is 12 miles.

#### ACCOMMODATION

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

Approached from the front courtyard via a pedestrian door to ...

#### Entrance Vestibule

Glazed entrance lobby leading to .....

**Reception / Office No1** 9.33m x 7.58m (30'7" x 24'10") max  
Large open plan office with glazed entrance vestibule with 2 pairs of glazed doors. Windows to front. Suspended ceiling with integrated lighting. Power as fitted. Radiators. Glazed high level panels to workshop area. Double doors to workshop and doors to



**Office No 2** 5.01m x 3.98m (16'5" x 13'0") max  
Window to front. Suspended ceiling with integrated lighting. Radiator. Power as fitted.

#### Ladies Toilet

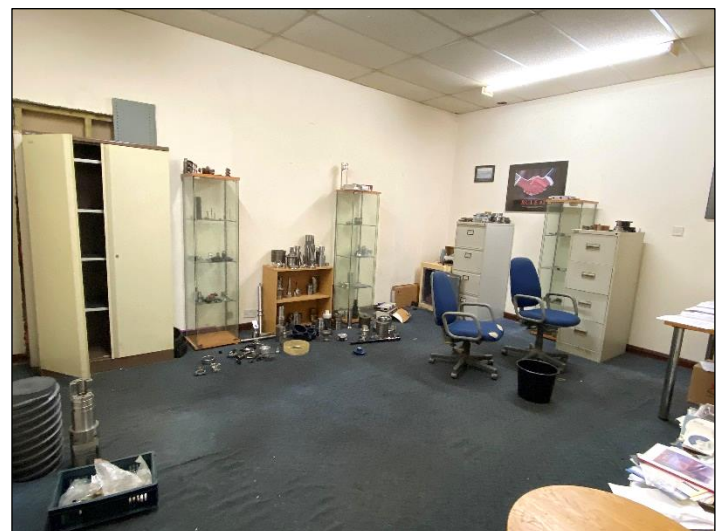
Low level WC suite with vanity wash hand basin.

#### Gents Toilet

Low level WC suite with vanity wash hand basin.



**Office No 3 / Boardroom** 5.30m x 4.02m (17'4" x 13'2") max  
Useful room with internal glazed panel to the main office No 1. No natural light. Suspended ceiling with integrated lighting. Power as fitted.



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



#### Workshop

**26.74m x 19.96m (87'9" x 65'6") max**

Electric roller shutter door to rear access. Overhead lighting and power as fitted. In one corner is a Laboratory area with Air Con unit and power and lighting as fitted.



#### Gents Toilet

Large lobby area with 3 WC Cubicles and 2 Urinals plus 3 wash hand basins. Heatrae Sadia wall mounted electric water heater. (Some toilets currently not operational)



The workshop area has a minimum eaves height of 3.16m (10'4") rising to a maximum of 3.77m (12'4"). In another corner is a small walk in store. Doors from the workshop lead to a corridor with doors to .....

#### Staff Room / Kitchen

**10m x 9.3m (32'10" x 30'6") max**

4 windows to the front. Tiled floor. Range of kitchen base units with worktop and inset stainless steel sink unit and single drainer. Glow Worm Gas fired wall mounted central heating boiler. Tiled splashback Power as fitted.

#### Ladies Toilet

Lobby with 2 WC cubicles and 3 wash basins.



#### EXTERNALLY

To the front of the Offices is a Car Parking area with 12 – 14 Car Parking spaces. Additional car parking and loading and unloading facilities are located at the rear of the Unit.

#### PRICE AND TENURE

Offers are sought in the region of £485,000 for the freehold with vacant possession on completion (Which is just £57 per sq.ft)

Alternatively the premises can be available at an annual rent of £39,500 per annum (just £4.65 per sq.ft) plus VAT for a new 6, 9 or 12 year FRI lease, contracted outside of the Landlord and Tenant Act, with 3 yearly rent reviews and the option of a mid-term tenant only break clause, providing 6 months prior written notice.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



#### 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: C 63

#### SERVICES

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

#### LEGAL COSTS

A contribution of £395 plus V.A.T. is required towards the landlord's legal and administration costs in setting up the lease. Each party to bear their own costs for a sale.

#### VAT

We confirm that VAT is payable on the rent and purchase price on this occasion.

#### BUSINESS RATES

Rateable Value:- To be Re-assessed

The Rateable Value is currently calculated with an adjoining workshop area which is not now included in the sale / letting, and therefore the Rateable Value will need to be reassessed. For further details on the Business Rates payable for the premises, please contact Teignbridge District Council (01626 361101)

#### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0579)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

#### Energy Performance Certificate

HM Government

Non-Domestic Building

UNIT 2  
24 Battle Road  
Heathfield Industrial Estate  
NEWTON ABBOT  
TQ12 6RY

Certificate Reference Number:  
0932-0630-9112-6325-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

63 This is how energy efficient the building is.

#### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	788
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	51.32
Primary energy use (kWh/m <sup>2</sup> per year):	299.02

#### Benchmarks

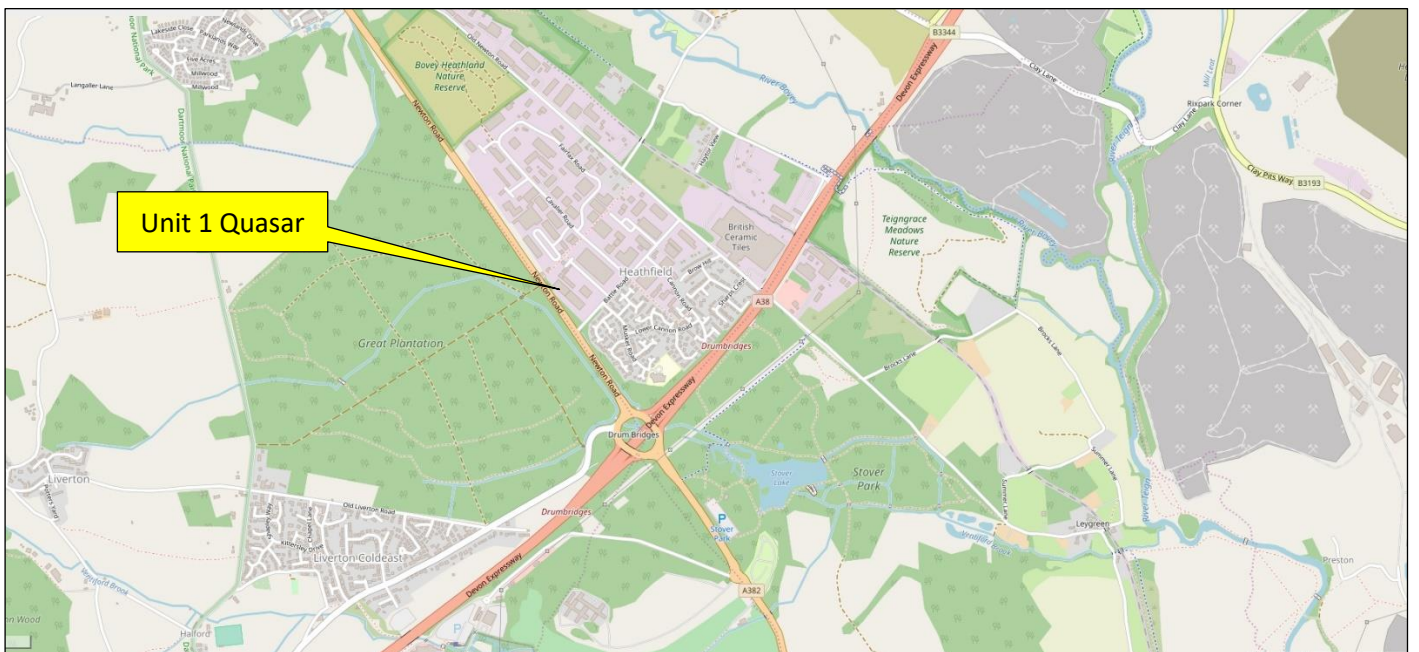
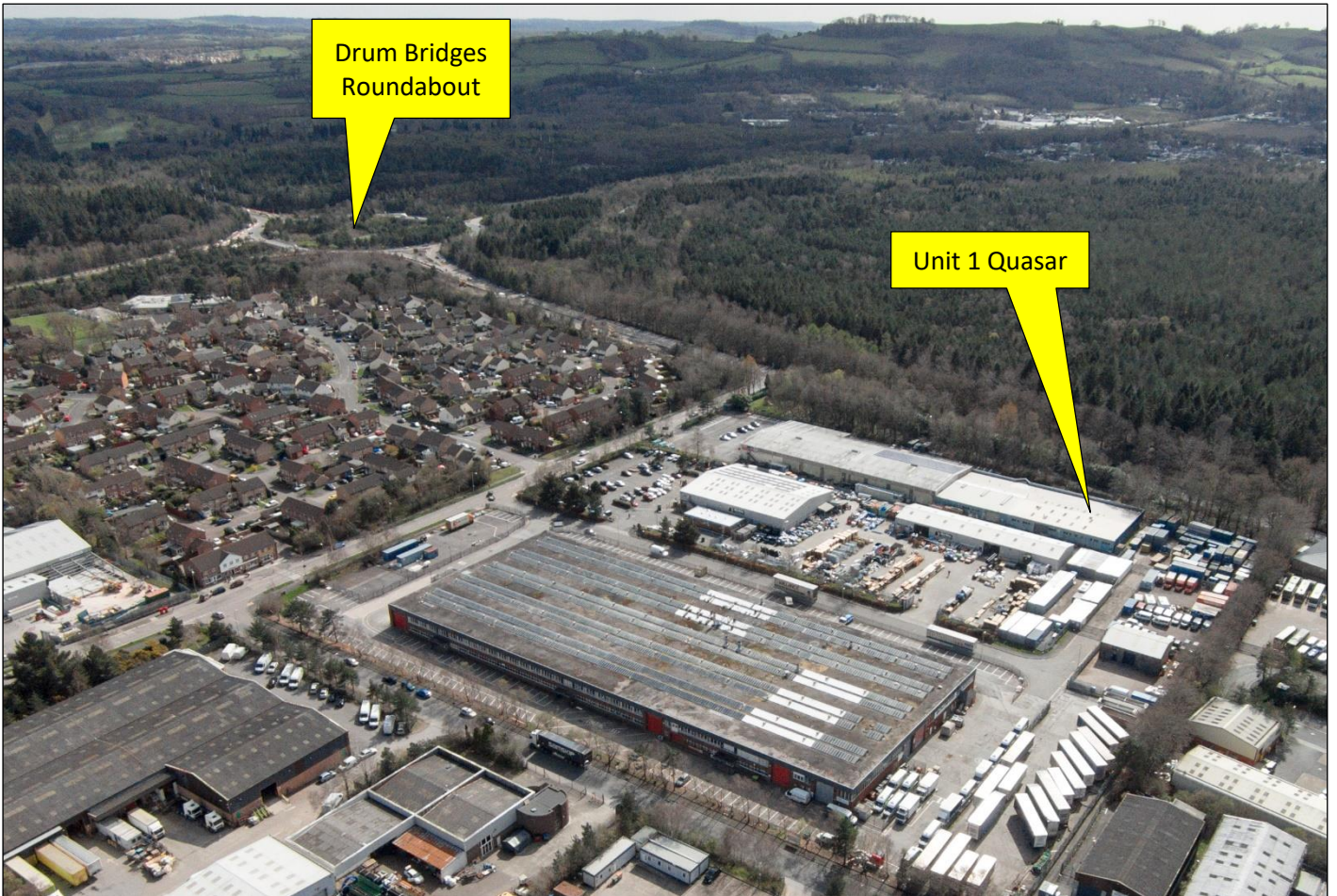
Buildings similar to this one could have ratings as follows:

24	If newly built
70	If typical of the existing stock

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



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.