

TO LET

LIGHT INDUSTRIAL / STORAGE UNIT WITH PARKING AND A USEFUL FENCED YARD AREA ADJOINING IN A CONVENIENT RURAL LOCATION

Approx. 76.4 sq.m (822 sq.ft) with adjoining Yard and 2 parking spaces

**UNIT 5 GIDLEYS MEADOW BUSINESS PARK,
CHRISTOW, EXETER, DEVON, EX6 7QB**



The Unit comprises an end of terraced light Industrial / Storage unit as 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, and are suitable for a variety of uses subject to the usual consents.

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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, some of which have offices and mezzanine floors, with allocated car parking to the front. Each unit has roller shutter door offering good vehicular access. The units are suitable for a variety of potential uses.

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

10.0m x 7.6m (32'10" x 25'0") max

The unit is accessed from the forecourt via a pedestrian door or roller shutter door (3.6m high x 2.74m wide) providing good vehicular access. Min eaves 4.07m rising to max eaves of 5.55m). Concrete floor. Power and lighting as fitted. Door to yard area.

Toilet

Low level W/C suite with wash hand basin.

EXTERNALLY

To the front is a courtyard area with 2 reserved parking spaces allocated to this unit. To the side is a

Yard area

9.0m x 5.8m (29'6" x 19'0")

Fenced and concreted Yard area suitable for material storage.



SERVICES

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

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the third year. 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 £500 per annum)

VAT

VAT will be payable on both the rent and the service charge.

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RENT DEPOSIT

The Landlords will require a 3 months rent deposit to be held for the duration of the lease.

RENT

£8,260 pax (£159 per week) for this useful sized unit in a pleasant location. A service charge is payable for landscaping and shared services of approximately £200 per annum.

VAT

VAT will be payable on both the rent and the service charge.

RATES

Rateable Value: - £6,200 (2026 Valuation)

We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates Department (01626 361101)

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained, a copy will be available to download from the web site. The rating is: B 48

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0767)



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Energy performance certificate (EPC)

Unit 5 Gidleys Meadow Ottislow EXETER EX6 7QB	Energy rating B	Valid until: 1 February 2036 Certificate number: 0469-1399-2724-6697-5707
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Property type	Offices and Workshop Businesses
Total floor area	74 square metres

Rules on letting this property

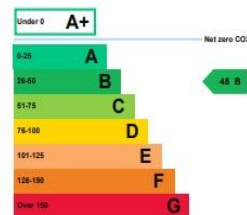
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

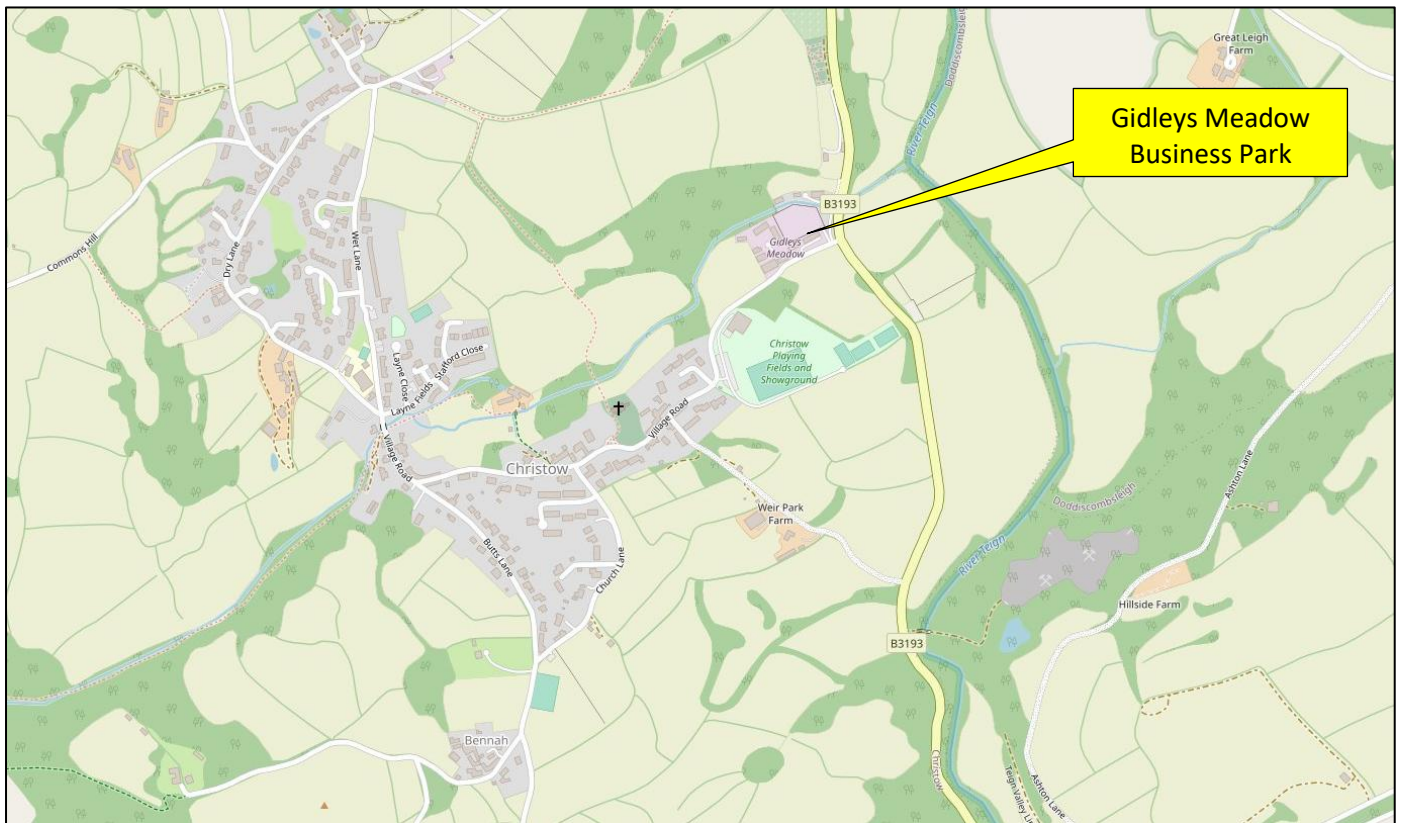
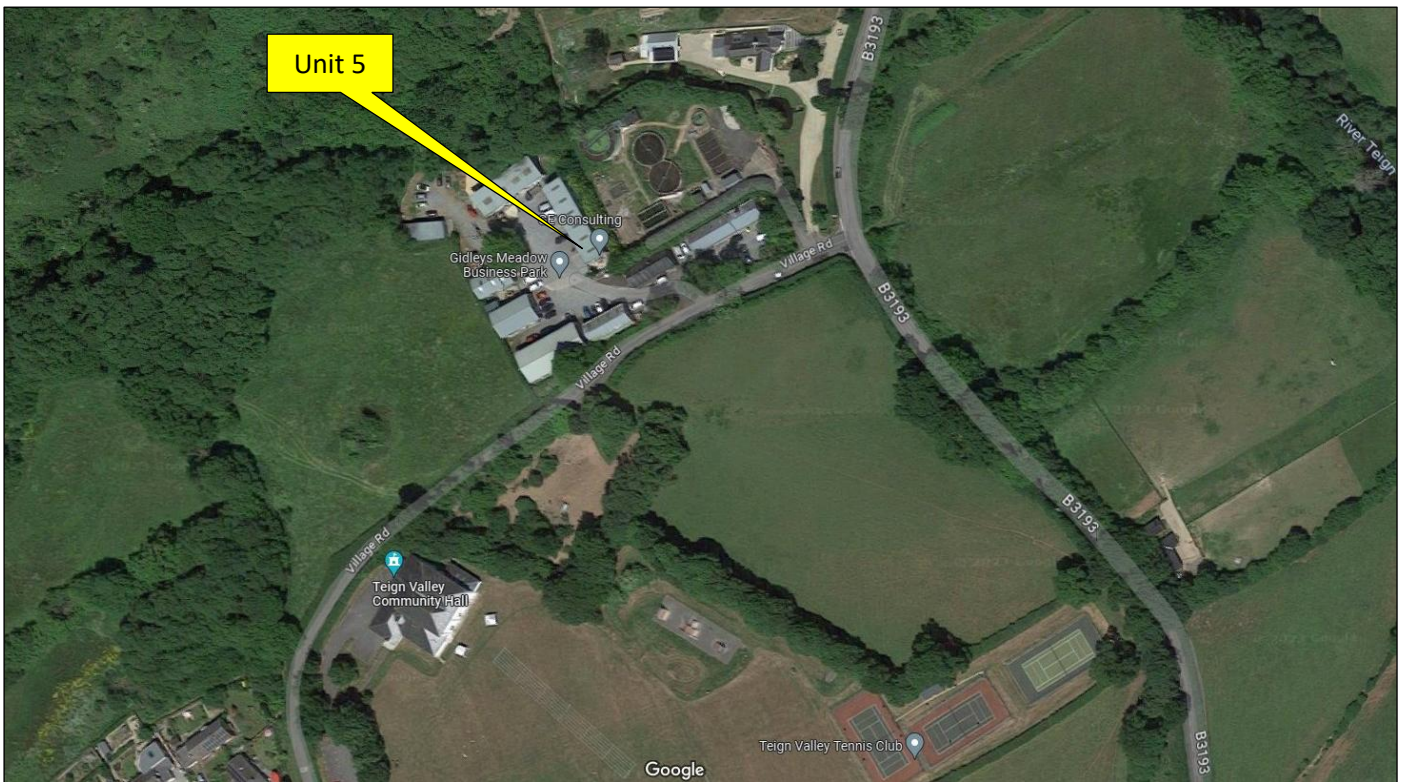
Properties similar to this one could have ratings:

If newly built	20 A
If typical of the existing stock	79 D

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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.