

INDUSTRIAL

OFFICE

RETAIL

Noon
Roberts



PROPERTY CONSULTANTS

TO LET

WELL LOCATED INDUSTRIAL / WAREHOUSE UNIT WITH OFFICE AND PARKING

Approx. 135.3 sq.m (1,456 sq.ft) with Mezzanine Floor of 65.7 sq.m (708 sq.ft)
so totalling some 201 sq.m (2,165 sq.ft) plus Car Parking

**UNIT 3 ANCHOR BUILDINGS, BATTLE ROAD, HEATHFIELD,
NEWTON ABBOT, DEVON, TQ12 6RY**



Industrial / Warehouse Unit conveniently located on the Heathfield Industrial Estate just off Battle Road which is the main spine road leading through the Estate, and enjoying easy access to the A38 dual carriageway. The premises have good vehicular access with a well fitted office at the front and Mezzanine floor area over.

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SITUATION AND DESCRIPTION

The Anchor Buildings are located off Battle Road, the main estate spine road running through the Estate linking the Bovey Straight to Old Newton Road. 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 which is approximately 5 miles and Torquay which is approximately 12 miles. This well located unit would suit a variety of different users, subject to the usual consents, including light industrial, manufacture and assembly, warehousing or as a trade counter / mail order Unit.

ACCOMMODATION

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

Workshop

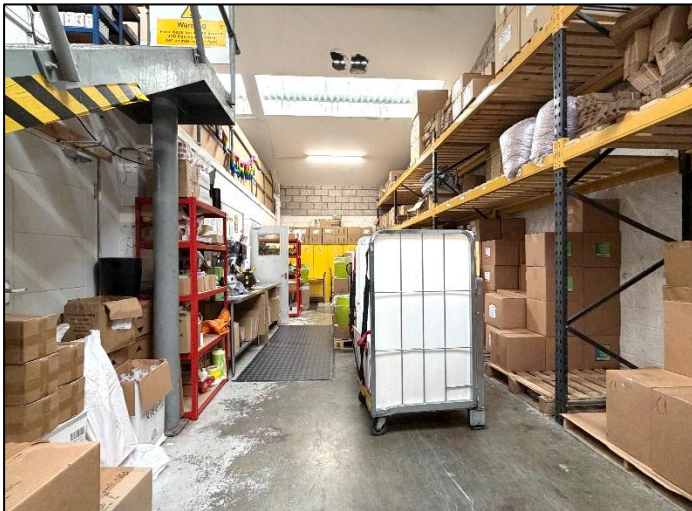
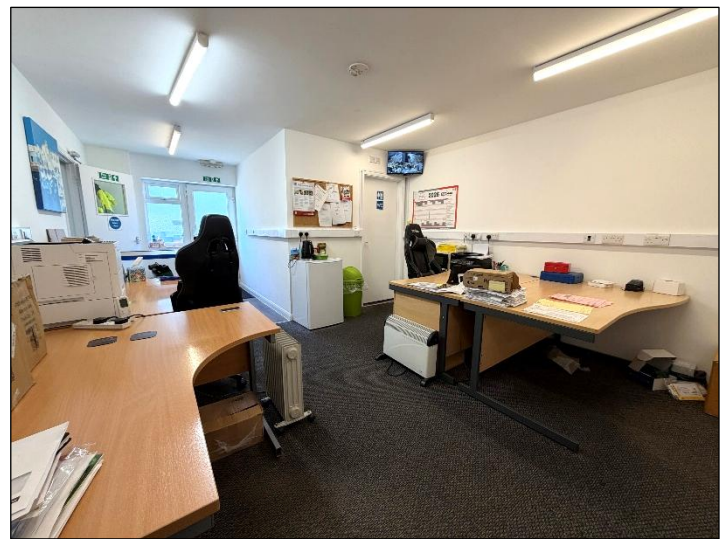
15.12m x 8.95m (49'7" x 29'4") max

Accessed via either a full height concertina door providing good vehicular access or an adjoining pedestrian door into the office. Overhead strip lighting and power as fitted. Translucent roof lights. The warehouse area has a Min Eaves of 4.65m (15'3")

Office

6.47m x 4.16m (21'3" x 13'8") max

Part glazed entrance door from front courtyard with side window. Power and strip lighting. Part glazed door to workshop.



To the rear of the office, under the mezzanine are 3 storage / work areas with access into the full height warehouse area.

Toilet

WC cubicle with wash hand basin and electric over sink water heater.

Kitchenette

Stainless steel sink inset into worktop. Electric over sink water heater. Storage under.



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Mezzanine Storage 15.12m x 4.35m (49'7" x 14'3") max
Useful storage area over the offices with overhead strip lighting.



Toilet
WC suite with pedestal wash basin and electric over sink water heater.

EXTERNALLY
The premises are located to the side of the building with access from Battle Road. Car parking is allocated in front of the property.

RENT
A rent of £12,950 pax is sought for these well-located Industrial Premises with a well fitted ground floor office and part mezzanine storage area over.

SERVICE CHARGE
A service charge exists for the maintenance of the yard, roads and landscaping areas at £460 pa.

LEASE
A new flexible 6 year FRI lease is available with a rent review at the end of the third year. A tenant only break clause is also available on the third anniversary if required. The lease will be contracted outside of the Landlord and Tenant Act.

RATES
Rateable Value £12,750 (2026 Valuation)

A reduction of up to 100% may be available under the Small Business Rates relief scheme. To see if you or the premises qualify for this discount, please contact the Business rates Department at Teignbridge District Council (01626 361101)

SERVICES
We understand that mains water, drainage and electricity (including 3 phase) are available.

LEGAL COSTS
A contribution of £395 plus VAT is required towards the landlord's legal costs in setting up the new lease.

ENERGY PERFORMANCE CERTIFICATE
An EPC has been requested with a summery below. A full version is available to download from the web site. The rating is: D 96

VIEWING
Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0580)



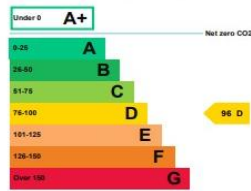
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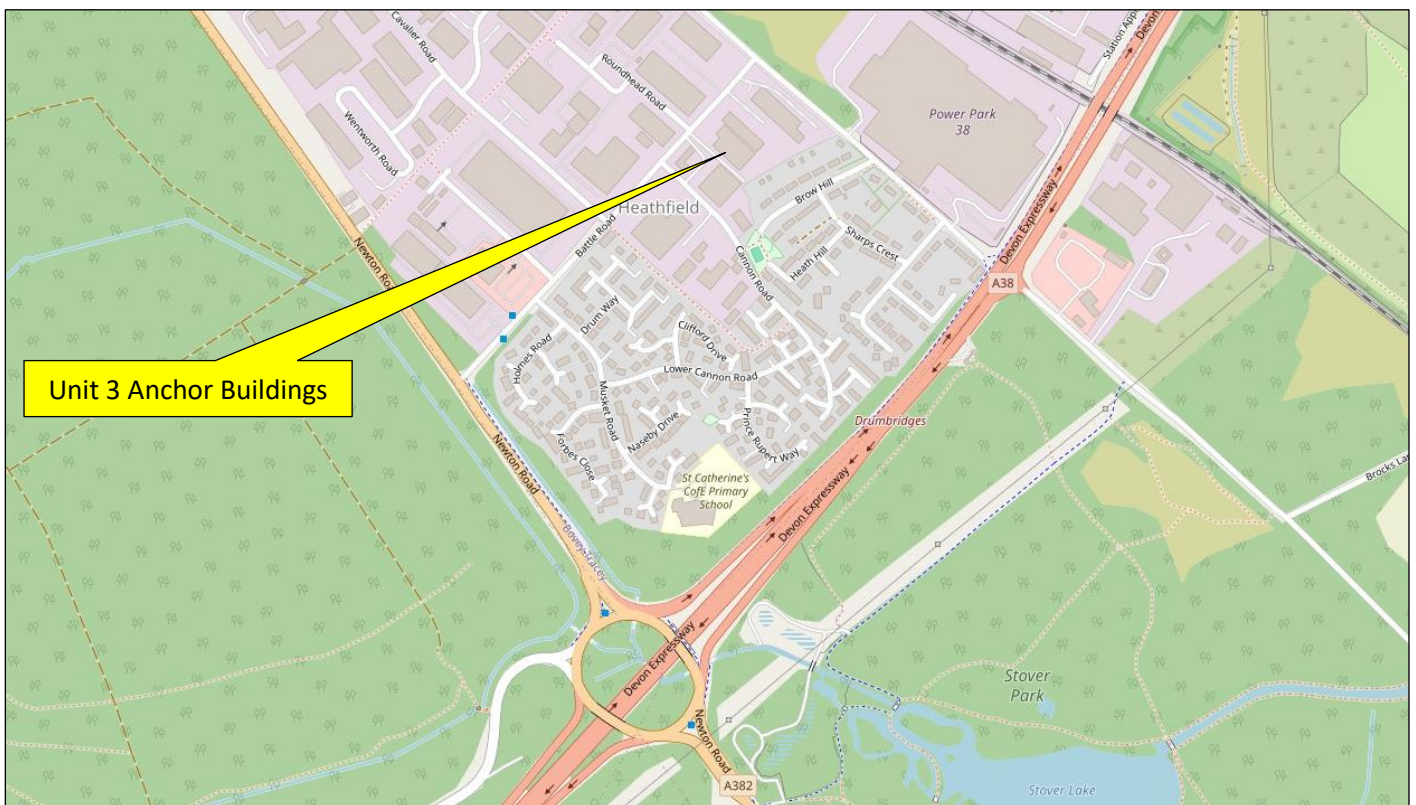
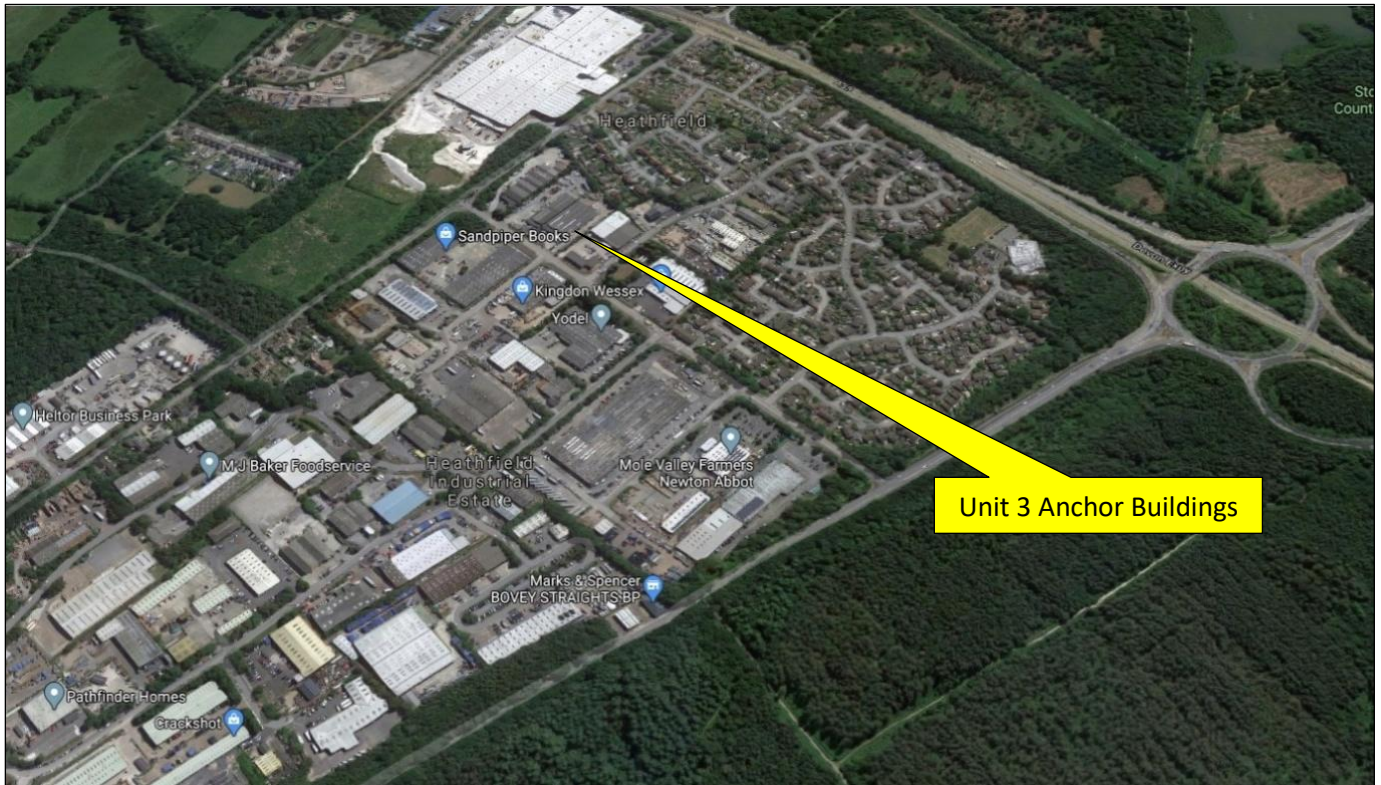


Energy performance certificate (EPC)		
G W B Marketing Ltd Unit 3 Anchor Buildings, Battle Road Heathfield Industrial Estate NEWTON ABBOT TQ12 6RY	Energy rating D	Valid until: 6 January 2029 Certificate number: 9346-3079-0610-0100-3501
Property type	B8 Storage or Distribution	
Total floor area	203 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.
This property's energy rating is D.		The better the rating and score, the lower your property's carbon emissions are likely to be.
		

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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.