



alder king

PROPERTY CONSULTANTS

INVESTMENT FOR SALE

Westcountry Storage Solutions

The Old Quarry, Caton, Ashburton, Newton Abbot, TQ13 7LH
Warehousing, offices and container storage

Investment Summary

- Multi-let industrial and storage investment extending to approximately 2.87 acres in a strategic South Devon location.
- Well-connected position with direct access to the A38 Devon Expressway, linking Exeter, the M5 and Plymouth.
- Approximately 35,000 sq ft of warehousing, offices and open storage, built to a modern industrial specification.
- Diversified tenant base across industrial, logistics and office occupiers, spreading covenant risk.
- Passing rent roll of £216,936 per annum (excluding income from the storage container site) with asset management and reversionary upside potential.
- Freehold opportunity with secure income, attractive lot size quoting **£3.495 million**.
- A purchase at this level would reflect a **net initial yield of 7.25%** on the multi-let estate, apportioning £695,000 to the 0.75-acre container site.



The Property - Location

The property is well located at The Old Quarry, Caton, Ashburton, offering convenient and direct access to the A38 Devon Expressway, located approximately 3 miles to the south.

The A38 provides direct dual carriageway links to Exeter and Junction 31 of the M5 which is just 17 miles away, as well as Plymouth which is located 25 miles west.

The property is situated close to Ashburton, a well-established market town, providing day-to-day amenities and services.

Newton Abbot is approximately 8 miles to the south-east, and benefits from a mainline railway station providing direct services to Exeter, Plymouth and London Paddington.

A38



3 miles south

M5



17 miles north-west

Exeter



17 miles

Plymouth



25 miles



The Property - Situation

The property comprises approximately 2.87 acres of warehousing, office and open storage. At the entrance to the site, immediately to the left is a container storage site (hatched blue on the plan) extending to approximately 0.75 acres of gravel hard standing, accessed via a secure gated entrance and includes around 90 storage containers.

The main industrial estate (edged red) benefits from a number of high-quality units, all of which enjoy a minimum eaves height of 5m, as well as roller shutter doors, pedestrian access, automatic lighting and 3-phase power throughout.



**Eaves height
5m minimum**

3-Phase Power



**Industrial &
Logistics**



Offices



Tenancy Summary

Tenancy

The main industrial estate is multi-let generating a combined rent roll of £216,936 per annum. The Weighted Unexpired Lease Term (WAULT) is 3.9 years. The storage container site is multi-occupied by way of licences - further information is available in the data room.

Description	Tenant	Area (sq. ft)	Lease Term	Lease Break	Expiry	Rent pa	Comments
The Storage Warehouse	Oasis Ltd	22,794	10 years	N/A	21/01/2031	£101,803	Schedule of condition Outside 1954 Act.
Unit 2 (The Old Store)	TM Auto Parts Ltd	1,280	6 years	27/01/2029	26/01/2032	£10,950	Rent review 27/01/2029 Outside 1954 Act.
Rear of Unit A & Office 4	Apetito Ltd	2,560	10 years	N/A	02/07/2029	£35,202	Rent comprises £26,075.58pa plus additional £8,086.89 (yard) and £1,040 (2 parking spaces) under separate agreement. Outside 1954 Act.
Units 1A & 1B	Tor Imports Ltd	4,357	10 years	N/A	01/10/2027	£40,090	A new reversionary lease has been agreed at a rent of £43,097. Break 2032, expiry 2037.
Office 4	Oasis Ltd	609	10 years	N/A	21/01/2031	£3,891	Schedule of condition Outside 1954 Act.
Front of Unit A & Unit 7	Cigar Co Ltd	2,252	6 years	N/A	06/11/2029	£16,500	Schedule of condition Outside the 1954 Act.
Office 5 & 7	Tor Imports Ltd	549	10 years	16/10/2029 Mutual	16/10/2034	£8,500	Rent review 17/10/2029 Schedule of condition.
Office 1,3 & 6	Headland Services Ltd	534					Currently occupied by the Vendor - will be offered with VP upon sale.
TOTALS		34,935				£216,936	

EPC | Data Room | VAT | Proposal

EPC

Energy Performance Certificates are available to download from the data room.

Data Room

Access to the data room is available on request.

VAT

The property is elected for VAT, and it is therefore anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

Proposal

We are seeking offers in excess of £3.495 million for the whole.

A purchase at this level would reflect a net initial yield of 7.25% on the multi-let estate, apportioning a value of £665,000 to the 0.75-acre container site.

Alder King Investment Calculator

<https://www.alderking.com/investment-calculator/>



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA
www.alderking.com



Oliver Stretton
0117 317 1121
07990 891024
ostretton@alderking.com



Noel Stevens
01392 353 080
07974 156869
nstevens@alderking.com

AK Ref: NS/102454 **Date:** 05/2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS



alder king

PROPERTY CONSULTANTS

