

INDUSTRIAL
RETAIL
OFFICE

TO LET

MODERN INDUSTRIAL / OFFICE UNIT ON THE LINHAY BUSINESS PARK ADJACENT TO THE A38 EXPRESSWAY

Approximately 920 sq.m (9,902 sq.ft) with 16 allocated Car Parking spaces

**UNIT D2 LINHAY BUSINESS PARK, ASHBURTON
NEWTON ABBOT, DEVON, TQ13 7UP**



A well-presented and modern Business Unit conveniently located at the prestigious Linhay Business Park on the edge of Ashburton, adjacent to the A38 Devon Expressway offering easy access to Exeter, the County Town and Commercial centre of the South West, plus links to the M5 Motorway, or to Plymouth and Cornwall to the South. The Unit has been used as Offices and manufacturing space on the ground floor with storage on the first floor, but would suit a variety of potential uses subject to usual consents.

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SITUATION AND DESCRIPTION

The Linhay Business Park is located adjacent to the A38 Dual Carriageway on the edge of Ashburton linking Plymouth and Cornwall to Exeter and the M5 Motorway network. These excellent road communications will make this a favoured site for businesses covering the whole of Devon, therefore benefiting from its central and strategic location. With quick access to the A38 Exeter is just 18 miles distant with Plymouth approximately 35 miles distant. Other local business centres are at Newton Abbot which is approximately 5 miles distant and Torquay which is some 12 miles away. Ashburton offers a local centre with a vibrant Town Centre.

Unit D2 is a modern and well presented purpose built end of terrace Business Unit with ample on site car parking in the front courtyard area. A full height glazed entrance provides an impressive main entrance point into a reception area with separate loading access to the warehouse via a roller shutter door at the other end of the building. Internally, the property provides a visitors entrance lobby, reception, offices and welfare facilities with a largely open plan warehouse / workshop on ground floor. Two stairwells provide access to first floor offices, meeting room, and a large open plan storage area which has the benefit of windows to two elevations. The building would suit a variety of potential users including Offices, high tech Manufacture / Assembly space or a mix of these uses.

ACCOMMODATION

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

Ground Floor **23.15m x 19.89m (75'11" x 65'3") max**
Approached from front courtyard via pair of glazed doors to

Entrance Lobby **4.96m x 3.13m (16'3" x 10'3") max**
Attractive entrance lobby. Tiled floor. Suspended ceiling with integrated strip lights. Electric wall heaters. Doors to



Office No 1 **8.51m x 4.94m (27'11" x 16'3") max**
2 large windows to one side making this a light and airy room. Laminate floor. Electric wall heaters. Suspended ceiling with strip lighting and power as fitted.

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

Office No 2 **5.76m x 4.87m (18'10" x 16'0") max**
Large window to front. Door to workshop area. Laminate floor. Suspended ceiling with strip lighting as fitted. Electric panel heaters. Power points as fitted.

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

Server Room **2.47m x 1.78m (8'1" x 5'10") max**
Power and light. Laminate floor.

Main Workshop
Located to the rear and side of the building in an L shape with roller shutter door to the front courtyard. Windows to 2 elevations. Ample overhead lighting with power as fitted. Concrete floor.



Store **4.87 x 2.85m (15'1" x 9'4") max**
Door to workshop

Workshop / Store **4.90m x 3.91m (16'1" x 12'10") max**
Large window to rear. Concrete floor. Strip lighting and power as fitted. Could make workshop managers office.

Workshop / Lab **4.97m x 3.88m (16'3" x 12'9") max**
Windows to 2 elevations. Stainless steel sink with single drainer inset into worktops with cupboards under. Space for fridge. Strip lighting and power as fitted.

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

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First Floor **23.15m x 19.89m (75'11" x 65'3") max**
Stairs from the first floor to lobby area with doors to workshop area which has previously been used for storage, but which could easily be converted into further manufacturing space or offices. Windows to 2 elevations. Concrete floor. Doors to

Office No 3 **6.02m x 4.94m (19'9" x 16'2") max**
Impressive office on the front corner with windows to 2 elevations including a feature full length window to the front. Laminate floor. Suspended ceiling with integrated strip lighting. Power as fitted. Electric wall heaters.

Office / Meeting **5.76m x 4.93m (18'10" x 16'2") max**
Large window to one elevation making this a light and airy room. Suspended ceiling with integrated strip lighting. Power as fitted.



Shower Room **3.55m x 1.58m (11'8" x 5'2") max**
WC suite with wash basin with electric water heater over. Glazed shower cubicle with electric mixer shower. Tiled splashback.

EXTERNALLY

To the front of the unit is a level loading and unloading area with a private car park area with 16 allocated car parking spaces.

RENT

A rent of £45,000 per annum plus VAT is sought for these well located premises on this sought after business park.

TENURE

A new Full Repairing and Insuring lease is available for a term to be agreed with early occupation available by agreement. The lease is to be contracted outside of the landlord and tenant act.

The tenants are to reimburse the Landlords for any service charge applicable to common areas or services, and the Buildings insurance premium. The tenants are to be responsible for their own occupational insurance.

SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises. Prospective tenants should make their own enquires of the relevant service providers to ensure the supplies are sufficient for their purposes.

BUSINESS RATES

Rateable Value: - £59,380 (2017 valuation)
Rates Payable : - £28,977 pa (2017 - 2018)

For clarification of the Rateable Value and the Business Rates payable on this property please contact Teignbridge District Council Business Rates Department on (01626 361101)

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LEGAL COSTS

A contribution of £350 plus VAT is required towards the landlord's legal costs, including abortive costs, for the setting up of the lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below, with a full copy available to be downloaded from the web site. The rating is: E 111

VIEWING

Strictly by prior appointment only with the landlords joint sole agents, Clare Cochrane at Vickery Holman (01392 453020) or Noon Roberts for the attention of Tony Noon (01392 691007) Property Ref (0475)



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Energy Performance Certificate Non-Domestic Building

 HM Government

Unit D2
Linhay Business Park, Eastern Road
Ashburton
NEWTON ABBOT
TQ13 7UP

Certificate Reference Number:
9901-3051-0781-0200-0221

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.

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

◀ 111 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	920
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	49.66
Primary energy use (kWh/m ² per year):	293.73

Benchmarks

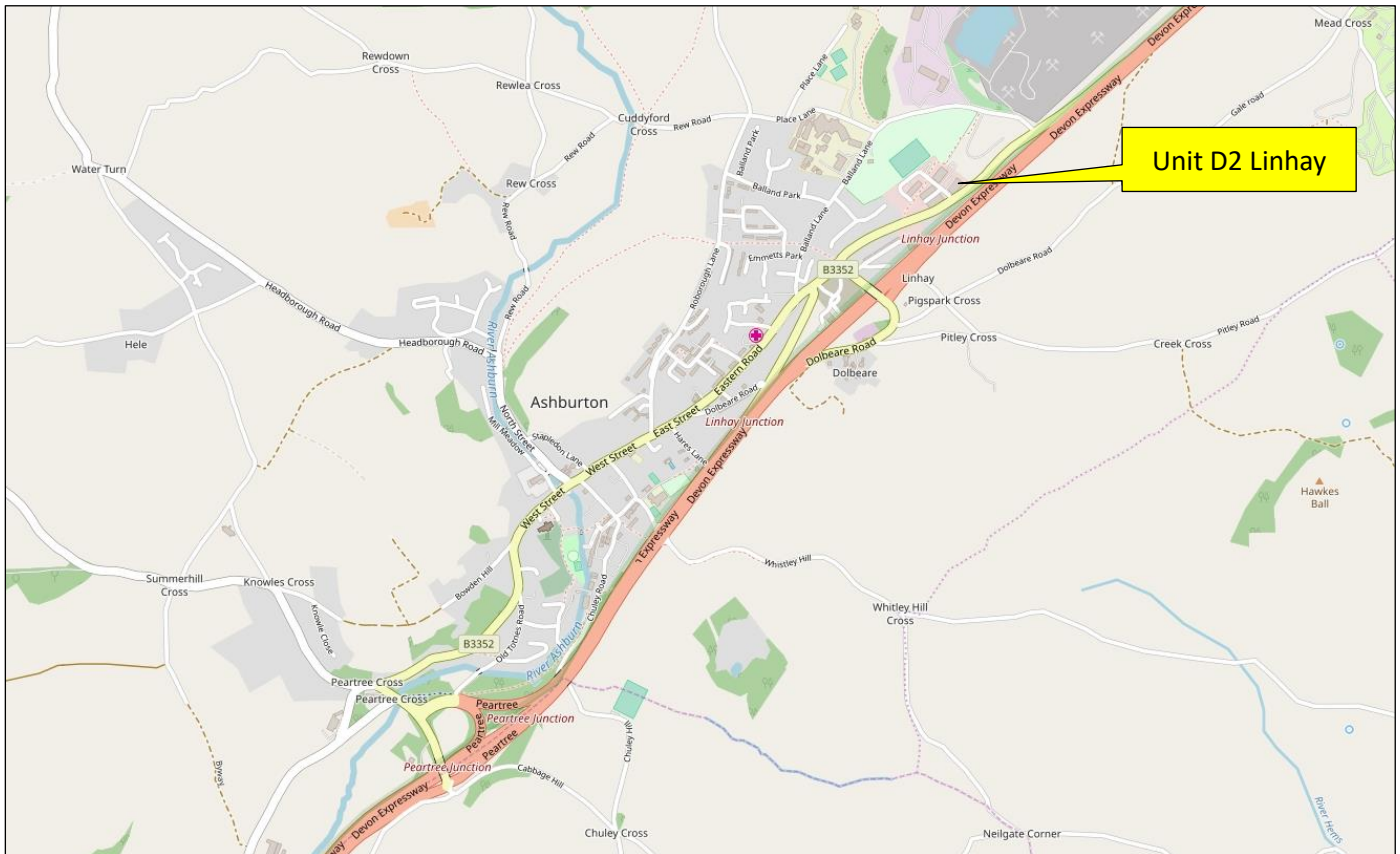
Buildings similar to this one could have ratings as follows:

38	If newly built
111	If typical of the existing stock

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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.