INDUSTRIAL
OFFICE
YARD

Noon Roberts
PROPERTY CONSULTANTS

TO LET

INDUSTRIAL / WAREHOUSE PREMISES WITH WELL FITTED OFFICE AND SECURE FENCED YARD

Approx. 317 sq.m (3,421 sq.ft) with Offices of 101 sq.m (1,087q.ft) plus a Mezzanine Floor of 117 sq.m (1,253 sq.ft) so totalling some 535 sq.m (5,758 sq.ft)
Adjoining is a secure fenced Yard Area of some 248 sq.m (2,670 sq.ft)

UNIT A, 1 BATTLE ROAD, HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6RY



This end of Terrace unit is located on the popular Heathfield Industrial Estate. The Warehouse / Industrial area is access off the parking area, with a well fitted Office to the front, a spacious part mezzanine floor over the offices and a secure fenced Yard area to the side. The unit is located on a prominent corner fronting Battle Road and Old Newton Road just off the main estate spine road which runs through this busy and popular estate. The unit will suit a variety of potential users including those requiring vehicle, plant or material storage.

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SITUATION AND DESCRIPTION

The premises occupy a most convenient position on the Heathfield Industrial Estate, strategically located adjoining the A38 Exeter to Plymouth dual carriageway. This links with the M5 motorway at Exeter providing excellent communications to Bristol, London and the country's motorway network. Other local business centres are at Newton Abbot which is 5 miles distant, Torquay 12 miles, Exeter 15 miles and Plymouth 30 miles.

The unit has previously been used for storage and manufacturing and more recently for a Forestry firm, benefitting from a Warehouse and Workshop area, a well fitted office, ample parking and a secure fenced and gated Yard area adjoining. The unit is available by way of a flexible lease. The premises would therefore suit a variety of potential users including users requiring Vehicle / Plant or material storage, warehousing and distrubutuion or light manufacture, subject to any necessary consents.

ACCOMMODATION

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

Reception **4.31m x 2.50m (14'2" x 8.2") max**

Glazed door from the car parking aea. Electric wll heater. Doors to …

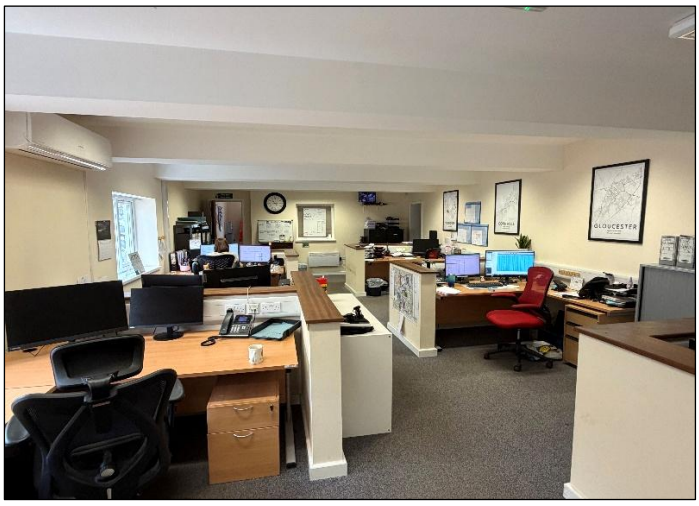
Meeting Room No 1 **4.29m x 2.88m (12'1" x 9'5") max**

Window to front. Careted. Strip lighting and power as fitted. Electric wall heater.



Office No 2 **10.9m x 5.43m (35'9" x 17'9") max**

2 windos to the front. Carpetd. Dado trunking for power and data. Fitted workstations for up to 5 people (Can be removed) Strip lighting.



Server Room

Walki in store with data cabinet. Racking to 3 walls. Power and light. Vinyl floor.

Office No 3 **5.57m x 3.25m (18'3" x 10'8") max**

Power as fitted. Strip lighting. Electric wall heater. Door to …



Toilet

WC suite. Wash basin with cupboard under.

Kitchen

Base units under worktop with inset stainless steel sink unit and single drainer. Space for fridge.



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Main Workshop No 1 **23.39m x 12.27m (76'9" x 40'3") max**
Accessed from the Car park via a wide roller shutter door. Concrete floor. Overhead strip lighting. Power as fitted. Translucent roof lights. The premises currently have some sub divisions on the ground floor which can be removed if required, subject to the necessary consents.





Mezzanine Floor **12.0m x 9.66m (39'5" x 31'8") max**
Useful storage area over the offices. Into eaves. Leading off are .....



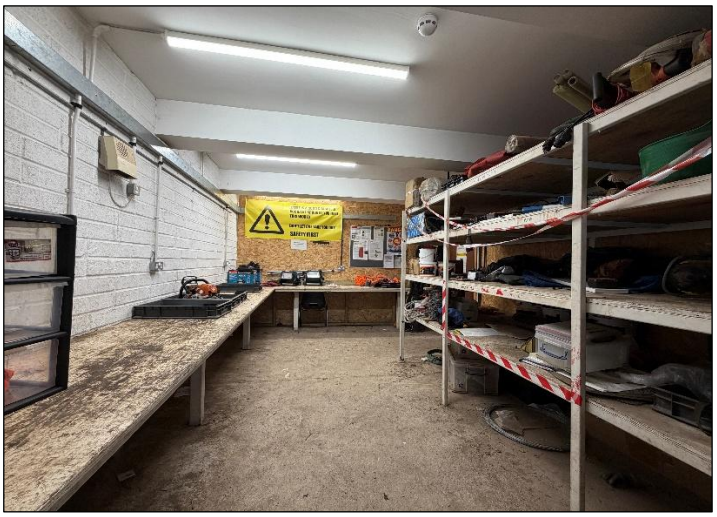
Leading off the Mezzanine floor are the following:

Toilet
WC suite and wash hand basin. Electic wall heater.

Toilet
WC suite and wash hand basin. Electric wall heater.

Kitchen
Base units under worktop with inset stainless steel sink unit.

Store / Workshop No2 **6.77m x 3.71m (22'3" x 12'2") max**
Accessed from the main workshop. Window to front. Racking and benching as fitted. Door to ...



Strore / Drying Room **3.85m x 2.03m (9'4" x 6'8") max**
Power and light as fitted.

EXTERNALLY
The premises are located at the far end of the site with ample car parking to the front of the unit. To one side ios a ...

Yard **16.5m x 15m (54'2" x 49'3") max**
A useful secure fenced yard area to the side with a hardcored surface. Ideal for vehicle, plant or material storage.



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RENT
£36,000 pax plus VAT for these well located premises with the benefit of the secure yard area to one side and the well fitted office accommodation. A service charge will exist for the maintenance of the yard, roads and landscaping areas.

LEASE
A new flexible 6 year lease is available with a rent review at the end of the third year. A tenant only break clause can also be incorporated at the end of the third year providing 6 months prior written notice.

The landords will be responsible for the external repair and decoration of the premises with the tenants responsible for the internal repair and decoration. The lease will be contracted outside of the landlord and Tenant Act.

RATES
Rateable Value: £39,500 (2026 valuation)
Please contact the Business rates Department at Teignbridge District Counil for further information - (01626 361101)

ENERY PERFORMANCE CERTIFICATE
An EPC has been requested, a summary is below, a full version can be download from the web site. The rating is: E 124

VAT
The rent and any service charge will be plus VAT

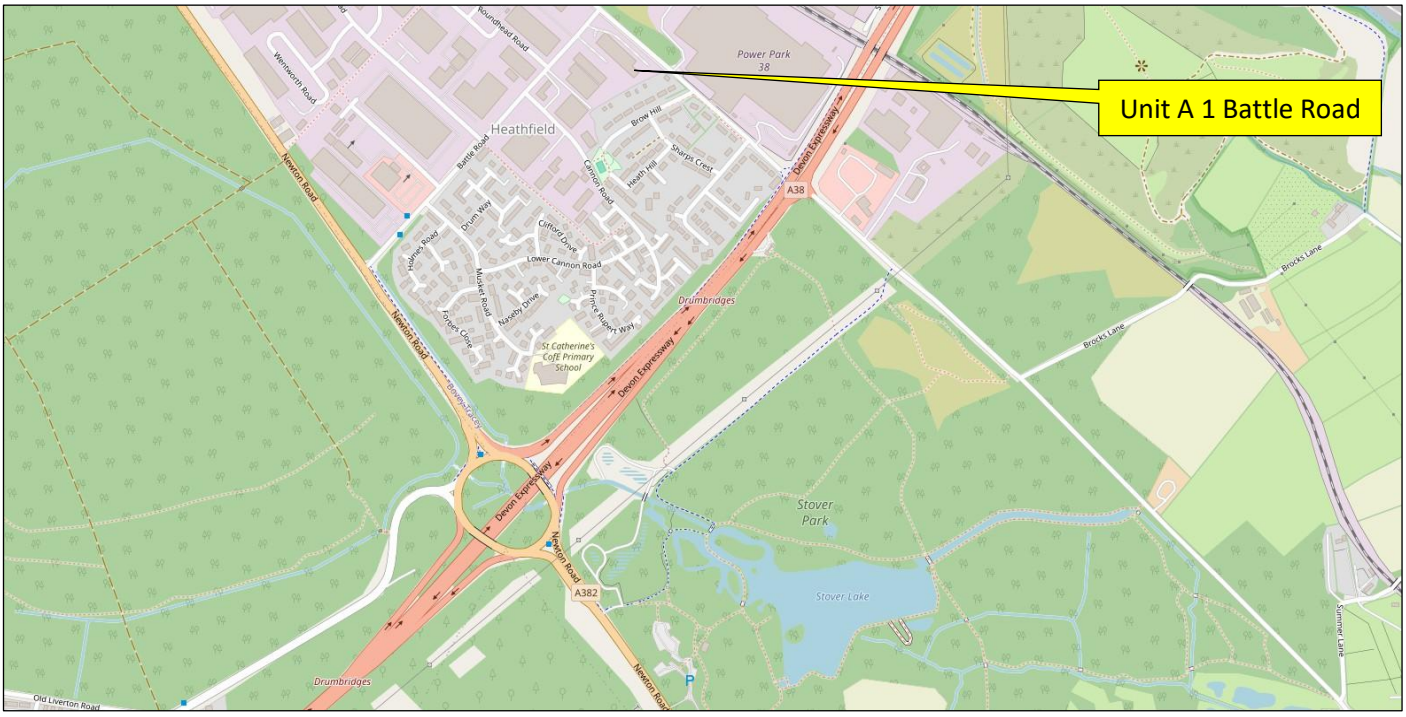
SERVICES
We understand that mains water, drainage and electricity (Including 3 phase) are available to the premises.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE
A successful tenant will be required to provide proof of identity and address to satisfy the Anti Money Laundering requirements when Heads of Term are agreed. Full details available on request.

LEGAL COSTS
A contribution of £350 plus V.A.T. is required towards the landlord's legal costs in setting up the new lease.

VIEWING
Strictly by prior appointment only with the landlords sole agent, for the attention of Tony Noon (07831 273148) Ref (0330)

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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.