



# To let

## Unit 1, Anchor Buildings, Battle Road, Heathfield Industrial Estate, Newton Abbot, TQ12 6RY

Refurbished workshop/warehouse with offices

Viewing by prior appointment with  
Andrew Hosking

**(01392) 202203**

[andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)

Prominent front forecourt area

Approx: 8,720 sq ft / 81.02 sq m

Rent: £25,000 per annum exclusive

## Location

The property is located off Battle Road, the main spine road running through the centre of the busy Heathfield Industrial Estate. Heathfield occupies a very convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. The estate therefore has excellent road communications and Exeter is approximately 18 miles distant, with Plymouth 40 miles away. Established occupiers on the estate include Wilton Bradley Ltd, St Austell Brewery and Mole Valley Farmers.

## Description

Anchor Buildings comprise a larger industrial / storage building that has subsequently been sub divided to provide a range of industrial / storage units. Unit 1 is located at the front in a highly visible position off Battle Road with the benefit of a concrete forecourt with space for in the region of 20 vehicles. This area could be fenced off if required to form secure compound/outside storage space.

## Accommodation

(All areas are calculated on an approximate gross internal basis)

The property comprises a standard unit constructed in block with steel frame and part clad and brick elevations under an apexed corrugated asbestos cement sheet roof incorporating translucent panels. Internally there is roof mounted fluorescent lighting and gas fired blown hot air heating. The unit has a flat roofed office section to the front and some internal partitioning.

### Front offices

50'2" x 20' (998 sq ft)  
15.28m x 6.07m (92.75 sq m)

### Main workshop

50'2" x 101'2" (5,071 sq ft)  
15.28m x 30.83m (471.1 sq m)

### Workshop area 2

49' x 30'2" (1,478 sq ft)  
14.93m x 9.20m (137.35 sq m)  
With roller shutter door and additional wooden loading door access to covered loading bay.

### Covered loading area

32'10" x 13'10" (454 sq ft)  
10m x 4.22m (42.2 sq m)

### Additional side store

12'1" x 11'4" (137 sq ft)  
3.69m x 3.46m (12.76 sq m)

## Total approx.

**ground floor: 8,138 sq ft (756.3 sq m)**

Mezzanine storage

Overall approx: 582 sq ft (54.05 sq m)

## Lease Terms

The unit is held on a 9 year lease from 9<sup>th</sup> May 2014 at a passing rental of **£25,000 per annum exclusive**.

There are three yearly rent reviews and the tenant is responsible for maintaining the premises in the same condition as at the commencement of the term, as evidenced by a Photographic Schedule of Condition.

There is also a proportional service charge for the upkeep of common parts which we are informed currently amounts to £520 per annum.

## Services

We understand that mains water, gas, drainage and electricity (including 3 phase) are all connected.

## Rateable Value

We are informed by the Valuation Office web site of the following assessment:

Rateable Value: £29,250.00  
Rates payable 2015/16: £14,420.25

## Energy Performance Certificate (EPC)

An EPC has been prepared for this property and the rating is D (90).

## VAT

We are informed that the rent and service charge do not attract VAT.

## Legal Costs

The parties are to bear their own legal costs.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking  
Tel: (01392) 202203  
Email: [andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)



### Exeter Office

20 Southernhay West, Exeter, EX1 1PR  
T: (01392) 202203  
F: (01392) 203091  
E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



#### Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- iii. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- iv. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.