

PEPPER

C o m m e r c i a l

TO LET

MANUFACTURING / DISTRIBUTION DEPOT

Approximately 960.2 sq.m. (10,336 sq.ft.)

On a site of 0.481 Hectares (1.2 acres)

**6 Fairfax Road
Heathfield Industrial Estate
Newton Abbot
TQ12 6UD**



AVAILABLE LATE APRIL 2018 WITH A NEW ROOF FITTED

Ref: 00061

01392 874209

**Suite A Pinbrook Court, Venny Bridge, Exeter EX4 8JQ
www.peppercommercial.co.uk**

SITUATION AND DESCRIPTION

Heathfield occupies a convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 Motorway network. These excellent road communications make it a favoured site for businesses covering the whole of Devon, therefore benefiting from its central and strategic location. Exeter is approximately 18 miles distant with Plymouth some 40 miles distant. Other local business centres are at Newton Abbot which is approximately 5 miles distant and Torquay which is approximately 12 miles.

The property comprises a modern detached unit constructed in block with concrete portal frame. The elevations are part brick and clad with the front incorporating 3 full height vehicle loading doors. To the front of the warehouse there is a flat roofed office section with WC and kitchenette facilities. The unit is set on a site of approximately 1.2 acres with the front area comprising mostly yard. There is a private side road which provides access to an additional area of enclosed yard.

ACCOMMODATION

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

	Metric	Imperial
Warehouse	883.80 sq.m.	9,514 sq.ft.
Office section	76.30 sq.m.	822 sq.ft.
TOTAL	960.20 sq.m.	10,336 sq.ft.

WAREHOUSE

A clear span building with solid concrete floors and suspended fluorescent lighting. The roof is to be replaced with a new sheet steel insulated covering.

OFFICE

The front elevation incorporates a single storey flat roofed section which provides both administration and welfare facilities, within 5 good sized offices. The area is heated and carpeted, with some internal partitioning and surface mounted fluorescent lighting.

SERVICES

Mains water, drainage and electricity are available.

LEASE

A new 10-year lease is available with Mid-term review.

RENT

An ongoing rental of at a commencing rent of £55,000 p.a. (£5.32 p.s.f.) plus VAT, with 5 yearly rent reviews.

VAT

All figures quoted are plus VAT

LEGAL COSTS

Each party are to bear their own legal costs

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a D Energy Rating. Another assessment will be made after the roof has been replaced

RATES

We have gained the following information via the Valuation Office Web site:

Rateable Value: £40,000

Rates Payable: £19,160 p.a. (2017/18 x 0.479p)

You are advised to confirm these details.

Please contact Teignbridge District Council Business Rates Department on (01626 361101).



FOR IDENTIFICATION ONLY

Tel: 01392 874209 Web: www.peppercommercial.co.uk
Suite A Pinbrook Court, Venny Bridge, Exeter EX4 8JQ

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

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WORKING HOURS

The use of the premises is restricted from 8:00 am to 6:00 pm Monday to Friday and until 1:00 pm on Saturdays – not on Sundays or Bank Holidays.

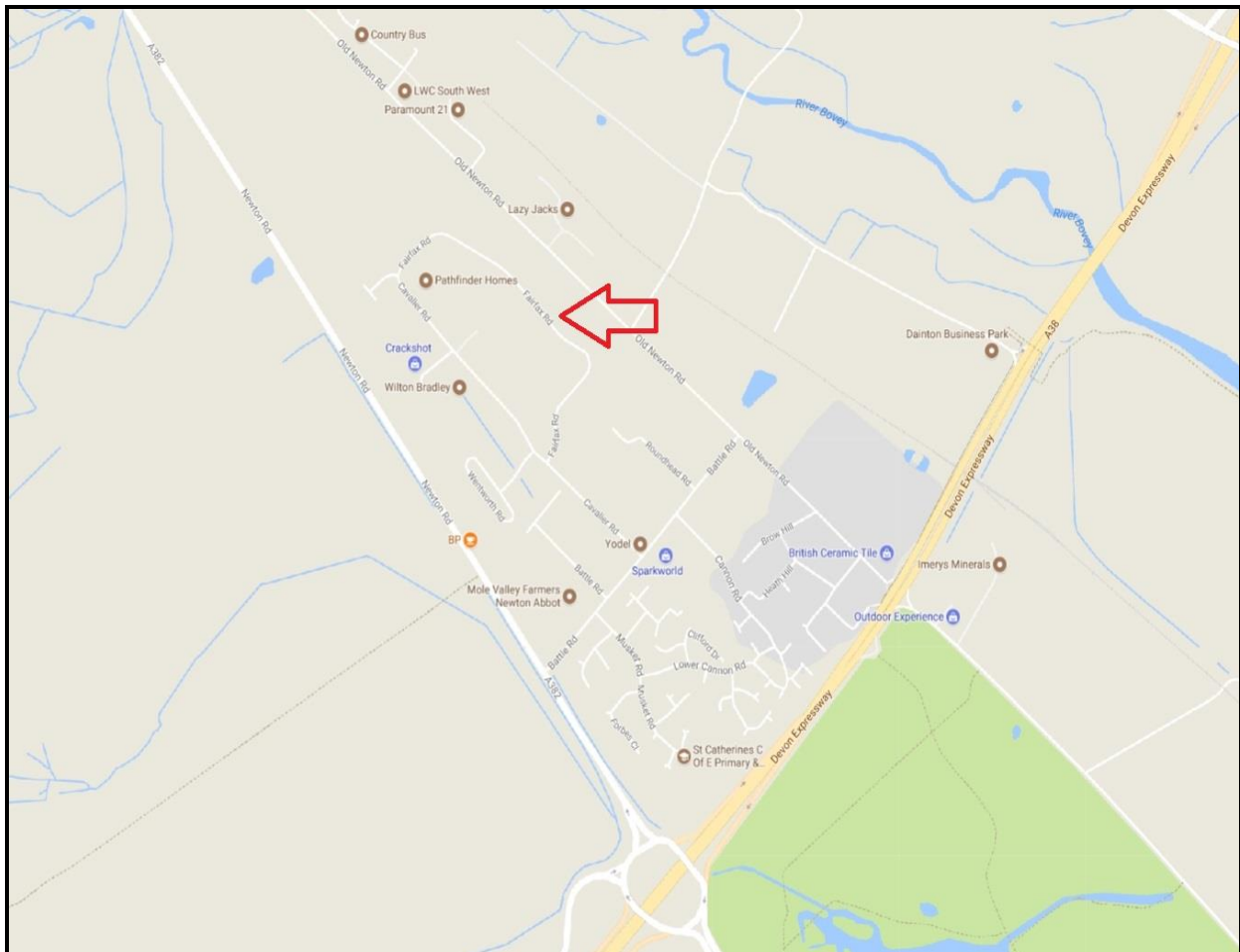
VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons 07808 473248

ap@peppercommercial.co.uk

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