

PEPPER

Commercial

TO LET

LEVEL SITE WITH ACCESS

Approximately 0.27 Hectares (0.67 Acres)

SITE TO REAR OF
CAVALIER ROAD
HEATHFIELD INDUSTRIAL ESTATE
NEWTON ABBOT
DEVON
TQ12 6TQ



Ref 00081

01392 874209

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

SITUATION AND DESCRIPTION

The Heathfield Industrial Estate 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 29 km 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 19km.

The site occupies a position off Cavalier Road, behind No7, the principle route through the estate. The property currently comprises an irregular shaped area of general level (slightly sloping to the South) made up ground. The entire site is part fenced and gated; the owner has indicated that the entire site will be enclosed with fencing prior to occupation. There is access directly on to Cavalier Road via a side entrance alongside No7.

ACCOMMODATION

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

	Metric	Imperial
Site Depth	49m	160'
Site Width	54m	177'

TENURE

A new lease to suite occupiers' requirements.

The lease will be drawn outside of The Security of Tenure provisions of The Landlord & Tenant Act 1954 Pt II

RENT

A commencing rent of £27,500 per annum is sought.

LEGAL COSTS

Each party are to bear their own legal costs

VAT

All figure quoted are plus VAT at the prevailing rent

SERVICES

We understand that services are available within the vicinity. It will be the responsibility of the incoming tenant to arrange the connection of these.

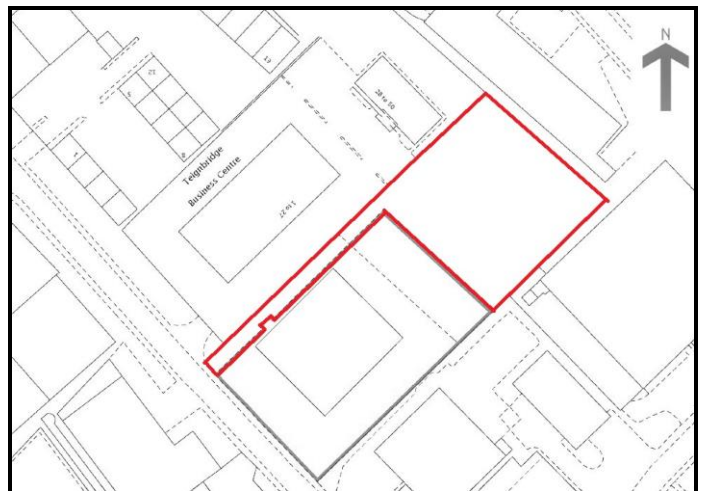
RATES

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

A rateable assessment of the land has yet to be undertaken.

VIEWING

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



Contact: Adam Parsons
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