



Unit 3, Heathfield Industrial Estate, Battle Road Newton Abbot, Devon, TQ12 6RY

To let

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Modern industrial/warehouse unit

Gross Internal Area (GIA): 7,360 sq.ft (683.76 sq.m)

Car parking available for 10 cars

Available by way of assignment of lease expiring May 2028

To let

Location

Heathfield Industrial Estate is positioned in close proximity to the A38 Devon Expressway, located approximately 4 miles to the northwest of Newton Abbot and about 2.5 miles southeast of Bovey Tracey. The A38 Devon Expressway offers a dual carriageway connection to the M5 in Exeter, situated 15 miles to the northeast, as well as Plymouth, located 30 miles to the southwest.

The subject property is found at the northern end of Battle Road, which serves as the primary access route into Heathfield Industrial Estate. It is conveniently situated near the junction with Old Newton Road.

Description

Unit 3 is a mid-terrace industrial unit of traditional steel portal frame construction. The warehouse is accessed via concertina loading door (5m wide x 4.5m high). Staff welfare rooms are on the ground floor. First floor offices available on the first.

Minimum eave height within the unit is 6.7m. External parking for approximately 10 cars.

Accommodation

Please see a brief summary of a accommodation below.

Floor	Description	Sq.ft	Sq.m
Ground	Warehouse	6,813	632.94
First	Offices	547	50.81
Total:		7,360	683.76

Lease Terms

Available by way of assignment or sub-lease of full repairing and insuring lease, rent subject to review. Lease expiring May 2028, please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D

Business Rates

Ratable Value 2023 List: £38,000
Rates Payable 2023/24: £18,962

Interested parties are advised to make their own enquiries with the local billing authority, Teignbridge Council.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through joint-sole agents:

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

Contact: Tom Churchward MSc Real Est.
Tel: (01392) 202203
Email: tom@sccexeter.co.uk

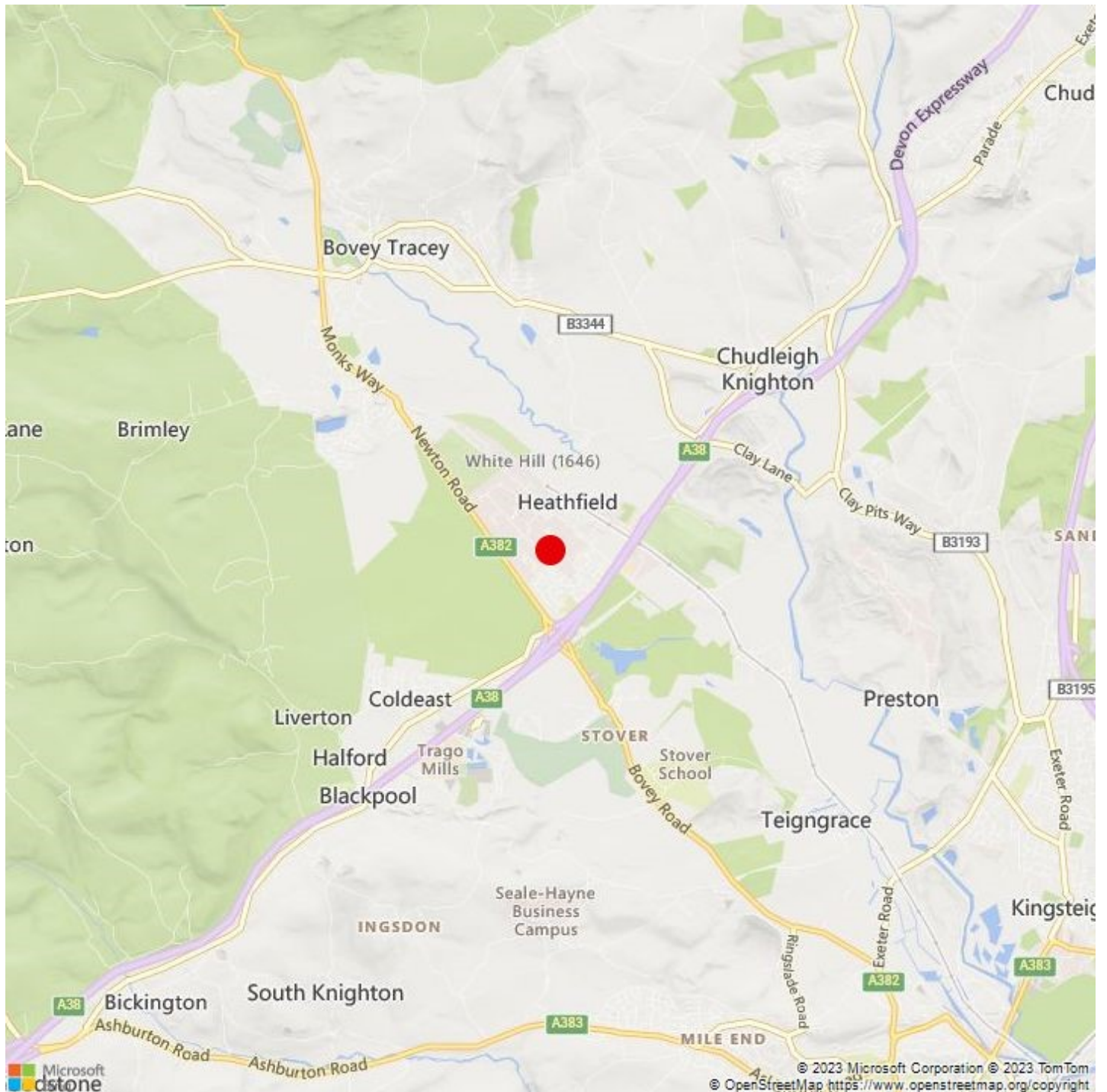
Or

Avison Young

St Catherines Court, Berkeley Pl, Clifton, Bristol BS8 1BQ

Contact: James Short / Paul Hobbs
Tel: 07557290757 / 07767613489
Email: james.short@avisonyoung.com / paul.hobbs@avisonyoung.com





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