



For sale

Rocklands Business Park, Old Way,
Chudleigh, Devon, TQ13 0FW

Self-contained units in newly completed scheme

Suited to office or other commercial uses

Each unit approx. 1,140 sq ft (106 sq m)

3 car parking spaces per unit

Excellent energy performance, solar panels and EV charging

For sale: prices from £199,950 - **LAST TWO REMAINING**

Viewing by prior appointment
with Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location

Rocklands Business Park is located on the edge of Chudleigh, 7.5 miles (via the A38 dual carriageway) from Junction 31 of the M5 motorway and the southern edge of the city of Exeter; 3.5 miles from the Heathfield Industrial Estate (also via the A38); and 6 miles from Newton Abbot. Access to the A38 is around 0.5 miles away.

Accommodation

A terrace of eight business units, each offering self-contained accommodation on ground and first floors. Six units are currently sold/reserved, and the last two units are now offered: Unit A1, which is an end-terrace unit, and Unit A2, in mid-terrace position.

A full specification of the units is given overleaf, but in summary each unit offers the following:

- Accessible WC and kitchen point on ground floor (WC offers space for later installation of a shower)
- Dado perimeter trunking with power cabling and permitting later installation of data cabling
- Heating via air source heat pump
- LED lighting
- Carpeted floors to offices, vinyl to WC
- Upvc double glazed windows and doors
- EV charging point to front
- 3.4 kWp PV solar array on the roof

The floor plan would allow each unit to be occupied as separate ground and first floor units (each with own entrance door) by partitioning the staircase from the rest of the ground floor.

Services

Mains water, electricity and fibre broadband are connected and separately metered to each unit.

Sale Terms

The last two units in the development are offered on a freehold basis, prices as follows:

Unit A1: £209,500.

Unit A2: £199,950.

Warranties

The units are offered with a 10-year structural warranty.

Lease Terms

Alternatively, units may be available by way of a new lease; please ask agents for details.

Energy Performance Certificates (EPC)

Assessed in band A (1). This rating could enable a buyer to access more favourable interest rates for secured lending.

Broadband connectivity

Each unit has a dedicated fibre line.

Business Rates

The units have yet to be assessed for business rates.

VAT

VAT is chargeable on the purchase price/rent and service charges.

Legal Costs

Both parties to bear their own legal costs in the transaction. A contribution of £395+VAT is payable for a new lease.

Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial

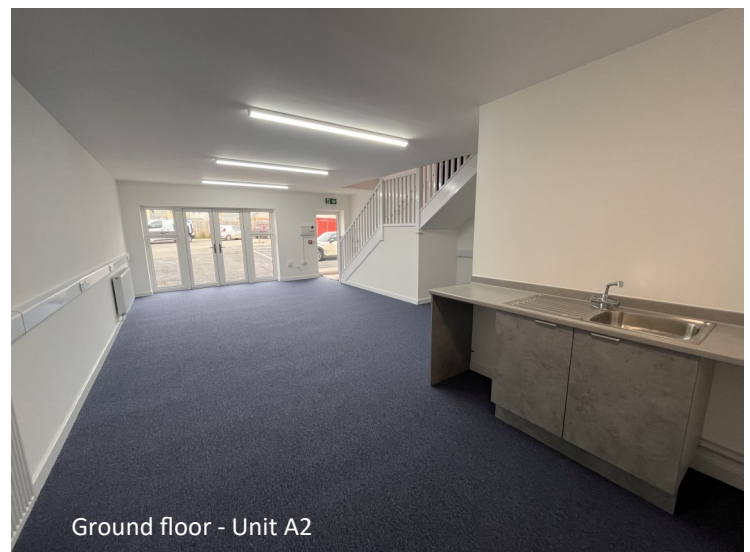
Noon Roberts

Jonathan Ling
(01392) 202203

jonathan@sccexeter.co.uk

Tony Noon
(01392) 691007

tn@noonroberts.co.uk





Rocklands Business Park, Chudleigh – SPECIFICATION

The development's outdoor area is thoughtfully designed to offer a relaxing environment whilst enhancing local biodiversity. The preservation of the existing Oak tree provides natural shade whilst the landscaping supports local wildlife, flora and fauna.

Key features include:

Seating Area: These provide comfort and shade from the sun

Picnic Table: making the space more inviting as a break out area

Large Grassy Area: contributing to the aesthetic appeal of this area

High quality facing bricks, designed for aesthetic appeal and durability enhancing the visual character of the building
White PVCu windows & doors are equipped with energy efficient double glazing, complemented by sleek chrome ironmongery. This design is harmoniously matched with white PVCu fascias, gutters and downpipes providing a modern aesthetic. Traditional tiled roofs offer long-term durability with minimal upkeep, ensuring low maintenance costs in the future.

Energy-efficient, roof-mounted 3.4 kWp photovoltaic (PV) system, providing renewable electricity and potential cost savings

Highly insulated construction minimizing heat loss and leading to significantly reduced energy consumption and enhanced thermal comfort

Environmentally friendly air source heat pump heating, providing reduced reliance on fossil fuels and lowering carbon emissions

Each unit has wiring for a dedicated electric vehicle (EV) charging point; providing the convenience of charging while reducing dependence on public stations, helping to lower company car ownership costs and improving the company's carbon footprint.

The groundfloor benefits from a WC & washbasin, improving accessibility. The inclusion of vinyl flooring is durable and low maintenance, contributing to a more hygienic environment

The kitchen features a base unit equipped with an ease of maintenance and durable stainless steel sink and coordinating worktop

Internal oak-coloured, self-finished door complemented by sleek chrome door furniture; marrying the timeless elegance and durability of oak with the modern appeal of chrome accents

The interior features walls and ceilings painted in crisp white, complemented by white gloss finished skirtings, architraves & stairs, offering easy maintenance

Each floor is equipped with dado trunking, facilitating the organized distribution of power and data services. This system includes six double power sockets per floor as standard. This configuration enhances the safety and efficiency of the electrical infrastructure along with future flexibility

The lighting system has been designed to meet office specifications, ensuring illumination levels. Our standard provides a well-lit environment that supports both visual comfort and energy efficiency

The office areas and staircases are fitted with carpet / carpet tile flooring, offering a blend of comfort, safety, and aesthetic appeal

Each unit includes three dedicated parking spaces with a durable tarmac finish, offering a smooth and professional appearance

Provision of secure and weather-protected storage for bicycles facilities, promoting sustainable commuting options
Fibre broadband

A senior build manager will conduct a comprehensive regular inspection of your property, ensuring adherence to our established high-quality standards, providing confidence in the enduring quality of your property

Your property benefits from a comprehensive 10-year structural warranty, providing peace of mind. Additionally, having such a warranty can enhance the property's value and appeal to future buyers, as it underscores a commitment to quality and durability.



Internal views of Unit A1



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: 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.