INDUSTRIAL
OFFICE
YARD

Noon Roberts
PROPERTY CONSULTANTS

# TO LET

## A SECURE LEVEL YARD WITH GOOD ACCESS TO THE A38 DUAL CARRIAGEWAY

Approx. 2,700 sq.m (0.67 of an acre)

## REAR OF CAVALIER ROAD, HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6TQ



An opportunity to take a new flexible lease of this large yard which will be securely fenced prior to occupation. The yard is located just off of Cavalier Road, one of the main spine roads leading through the Heathfield Industrial Estate with easy access to the adjoining A38 Exeter to Plymouth dual carriageway via Drum Bridges roundabout, linking with the M5 and the National motorway network at Exeter.

**Noon Roberts**
Ceramic House,
Pottery Road, Bovey Tracey,
Devon, TQ13 9TZ

Contact us
M. 07831 273148
E. tn@noonroberts.co.uk
W. noonroberts.co.uk

Tel: 01392 691007

T. 01392 691007
M. 07831 273148
E. tn@noonroberts.co.uk

Noon Roberts
PROPERTY CONSULTANTS

## SITUATION AND DESCRIPTION

The premises are located off of Cavalier Road, one of the main spine roads leading through the Heathfield Industrial Estate, and providing excellent access to the adjoining A38 dual carriageway via the Drumbridges Roundabout. Heathfield occupies a most convenient position adjacent to the A38 linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making it a favoured site for businesses covering the whole of Devon, and benefiting from its central and strategic location. Exeter is approximately 18 miles distant with Plymouth 40 miles distant. Other local business centres are Newton Abbot (5 miles) and Torquay (12 miles) distant.

The premises are suitable for vehicle, plant or material (B8) storage and would therefore suit a variety of potential users. The site is generally level and can be securely fenced with access gates. This is an unusual opportunity to acquire a substantial secure yard on this sought after trading estate with such easy access to the A38 Trunk Road.

## ACCOMMODATION

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

## YARD / COMPOUND AREAS

The yard is raised and of a slightly irregular shape with maximum approximate dimensions of 54m (177) wide by 49m (160') deep and generally level with a shared concreted access road leading to the site off of Cavalier Road. The yard has a planings finish with fencing to most elevations.



## TENURE

The premises are available on new 1 to 6 year lease on a leave it as you find it basis. The lease will be contracted outside of the Landlord and Tenant Act.

## RENT

A rent of £32,500 pa is sought plus VAT for this substantial yard area.

## RATES

Rateable Value: - £34,500 (2026 Valuation)

Please contact Teignbridge District Council Business Rates Department for the Rates payable. (01626 361101).

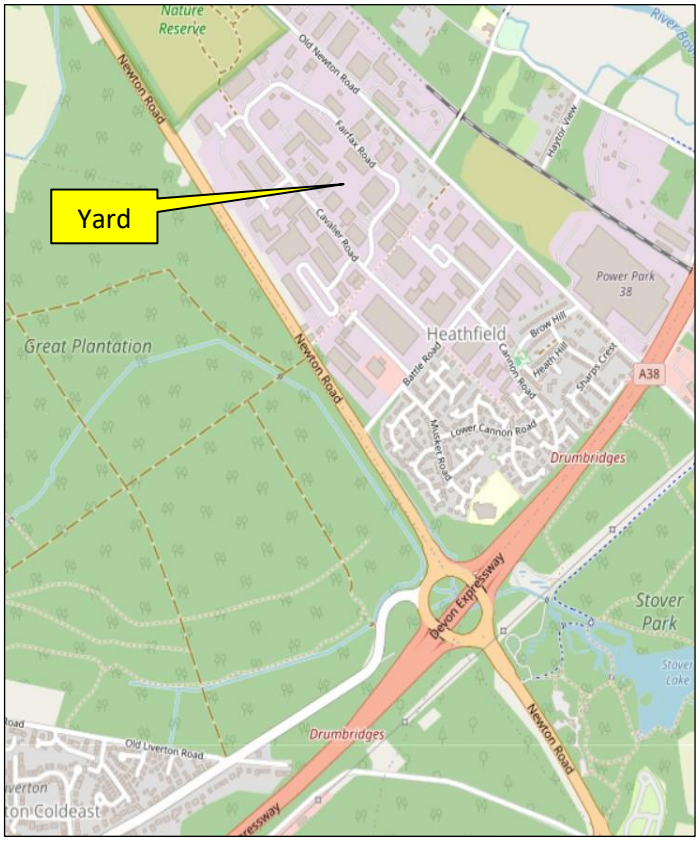
## SERVICES

We understand that mains water, drainage and electricity are available in the vicinity of the site.

## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0280)

**Tel. 01392 691007**
Mob. 07831 273148
Email. tn@noonroberts.co.uk
**Web. www.noonroberts.co.uk**




Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS.
All rentals and prices are exclusive of VAT where applicable.