

INDUSTRIAL  
OFFICE  
RESIDENTIAL

## FOR SALE FREEHOLD

Substantial Industrial Premises with Offices, Car Parking,  
Rear Yard plus large additional Yard area to the front

Noon  
Roberts  
PROPERTY CONSULTANTS



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Offers invited upon a guide of £975,000 for the Freehold with vacant possession  
Totalling approx. 2,437 sq.m (26,233 sq.ft) on a site of 0.8 of an Acre plus Yard area of 0.33 Acre  
**Mardle House, Mardle Way, Buckfastleigh, Devon, TQ11 0NS**

## SITUATION AND DESCRIPTION

Buckfastleigh is a popular location due to its close proximity to the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 22 miles distant, Exeter 24 miles, Newton Abbot 12 miles and Torquay 20 miles distant. Buckfastleigh has a good range of local amenities with the market town of Newton Abbot offering a wider range including retail, education and leisure facilities. Mardle House is located in the on the edge of the town centre, easily accessed from the bypass without having to enter the town itself. The town is an easy walk, as is a large public car park, with Mardle Way offering a mixture of Industrial and Trade Counter users plus storage in the adjoining 5 Storey Mill building.

The premises comprise ground and first floor offices at the front, in the older mill buildings, with the main industrial area in the later 1950's building which also has the benefit of access off the side service road, plus a covered Yard and open area to the rear again. To the front of the building, on the opposite side of Mardle Way is a car park for the premises with a large level adjoining Yard area which is currently used for timber storage, but which could offer additional parking, vehicle / plant and equipment storage or may offer further development potential, subject to the usual consents. The premises are currently used as a furniture manufacturer, with specialist dust extraction equipment fitted, which can be removed or retained by agreement. The premises would be suitable for a variety of potential users, with North Lights offering excellent natural light.

## ACCOMMODATION

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

Approached from Mardle Way the premises are accessed either at the front via the Offices with a central reception area, or via lorry access to the rear factory access and enclosed Yard area from the side service road. The offices are approached into a .....

## GROUND FLOOR

### Reception

Central reception area with doors to office suites on either side of the main entrance, plus stairs leading up to the first floor with access to further offices, toilets, a staff canteen and access to the main factory area.

**Office No 1** **3.83m x 3.58m (12'7" x 11'9") max**  
Door to reception. Window to front. Radiator. Power and strip lighting as fitted.

**Office No 2** **10.33m x 5.63m (33'10" x 18'6") max**  
3 Large window. Blinds. Radiator. Power and strip lighting as fitted. Irregular shaped room.

**Office No 3** **4.85m x 3.20m (15'11" x 10'6") max**  
Window to front. Radiator. Part glazed door to entrance lobby. Storage cupboard with comm's cabinet. Power and strip lighting.

**Showroom / Office No 8** **15.21m x 5.64m (49'11" x 18'6") max**  
4 windows to the front making this a very light and airy space. Stripped wood floor. Radiators. Power and strip lighting as fitted. Previously arranged as 4 individual offices which have now been combined together to provide an attractive showroom area, which could also be a large open plan sales / marketing office. Door to an inner corridor and door to .....

**Kitchen** **3.60m x 2.18m (11'9" x 7'2") max**  
Stainless steel sink and single drainer with cupboards under and electric water heater over. Space for fridge under. Radiator. Window to the front.

Loading bay with access to the main factory space.

## FIRST FLOOR

Landing with doors to .....

**Office No 9** **14.59m x 5.61m (47'10" x 18'5") max**  
Large open plan office with 4 windows to the front. Strip lighting. Exposed beams. Radiators. Power as fitted.

**Office No 10** **4.11m x 3.28m (13'6" x 10'9") max**  
Currently used as a spacious board room / meeting room. Window to far wall. Part glazed partition to the main office. Radiator. Exposed beams. Power and strip lighting as fitted.

**First Aid Room** **3.93m x 3.55m (12'10" x 11'8") max**  
Window to front. Carpeted. Radiator.

On the other side of the main entrance lobby are the following:-

**Canteen / Staff Room** **10.68m x 5.61m (35'0" x 18'5") max**  
2 large windows to the front. Vinyl floor. Door to factory area. To the far end is a

**Kitchen Area**  
Range of base units with stainless steel sink unit with single drainer inset into worktops with cupboards under. Electric hot water heater.

**Ladies Toilet**  
Low level WC and wash hand basins.

**Gents Toilet**  
Low level WC suites with wash hand basins.

From the landing area a door leads through to the ...

### FACTORY AREA

**Main Factory Area No 1** 42.45m x 31.4m (139'3" x 103'2") max  
Open plan factory area with excellent natural light due to glazed north lights. Overhead strip lighting and sodium lighting. Power as fitted. Concrete floor. Gas fired overhead Amb-Rad heaters

**Factory Area No 2** 8.45m x 7.0m (27'9" x 22'11") max  
Leading off the main factory area to the Loading bay. North lights. Overhead lighting.

**Factory Area No 3** 23.85m x 6.95m (78'3" x 22'9") max  
Open plan area leading off the main factory. Access door to rear covered Yard area.

**Loading Bay** 13.75m x 5.6m (45'1" x 18'4") max  
Strip lighting as fitted. Fast electric door to main factory area and double doors to side service road.

**Ladies Toilet**  
Low level WC Suite with wash hand basin.

**Gents Toilet**  
Low level WC suite with wash hand basin.

**Mezzanine Storage No 1** 13.68m x 4.70m (44'10" x 15'5") max  
Useful storage / Workshop area

**Mezzanine Office** 3.20m x 2.84m (10'6" x 9'2") max  
Glazed panel to front overlooking the factory. Roof light. Power and light as fitted. Radiator.

**Mezzanine Storage No 2** 18.25m x 4.74m (59'10" x 15'7") max  
Useful storage area.

From a road leading up to the right hand side of the building this leads to a turning head with

**Rear Covered Yard** 26.94m x 12.41m narrowing to 7.09m (88'4" x 40'9" narrowing to 23'3") max  
Useful area to the rear with open front to the service road allowing HGV access. Open end to inner rear Yard area with Dust extraction storage areas via 2 Arctic Trailers.

**EXTERNALLY**  
To the front of the premises is a private Car Park area with parking for up to 18 Cars. To the rear of the building is the covered Yard area as above plus an open area to the rear of this which houses the Dust Extraction equipment plus 2 Arctic trailers that this is blown into. The total site area of the building and front Car park is 0.8 of an Acre.

**FRONT YARD**  
To the front of the premises and adjoining the Car Park is a large Yard area which is currently used for Timber storage but which could provide additional parking, plant storage or could offer further development potential, subject to the necessary consents. This area is approximately 0.33 of an Acre.

**ENERGY PERFORMANCE CERTIFICATE**  
An Energy Performance Certificate has been obtained for the premises. A summary is below with the full version available to download from the web site. The rating is G 181

**SERVICES**  
We understand mains water, drainage, gas and electricity are available to the premises. However, interested parties are requested to make their own enquiries of the relevant service providers to establish that there is sufficient capacity to meet the needs of their proposed use.

**RATES**  
Rateable Value: - £ 65,500 (2023 valuation)

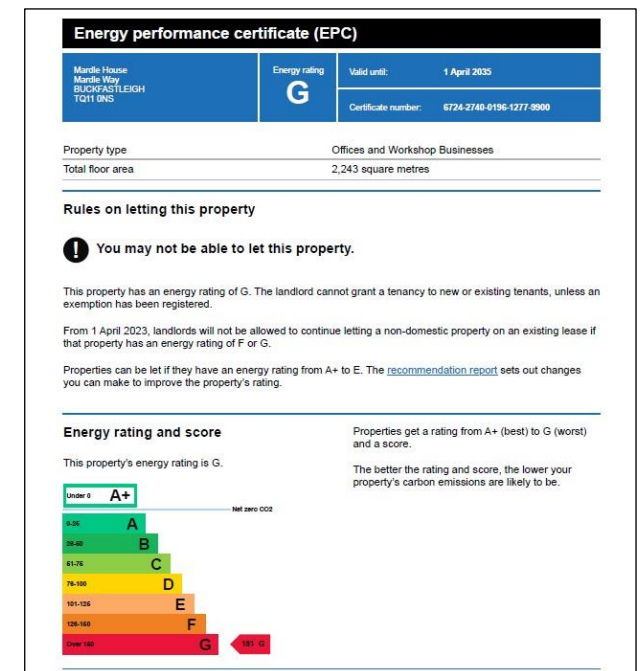
For full details of the Business Rates payable for the premises please contact Teignbridge District Council Business Rates Department on (01626 361101)

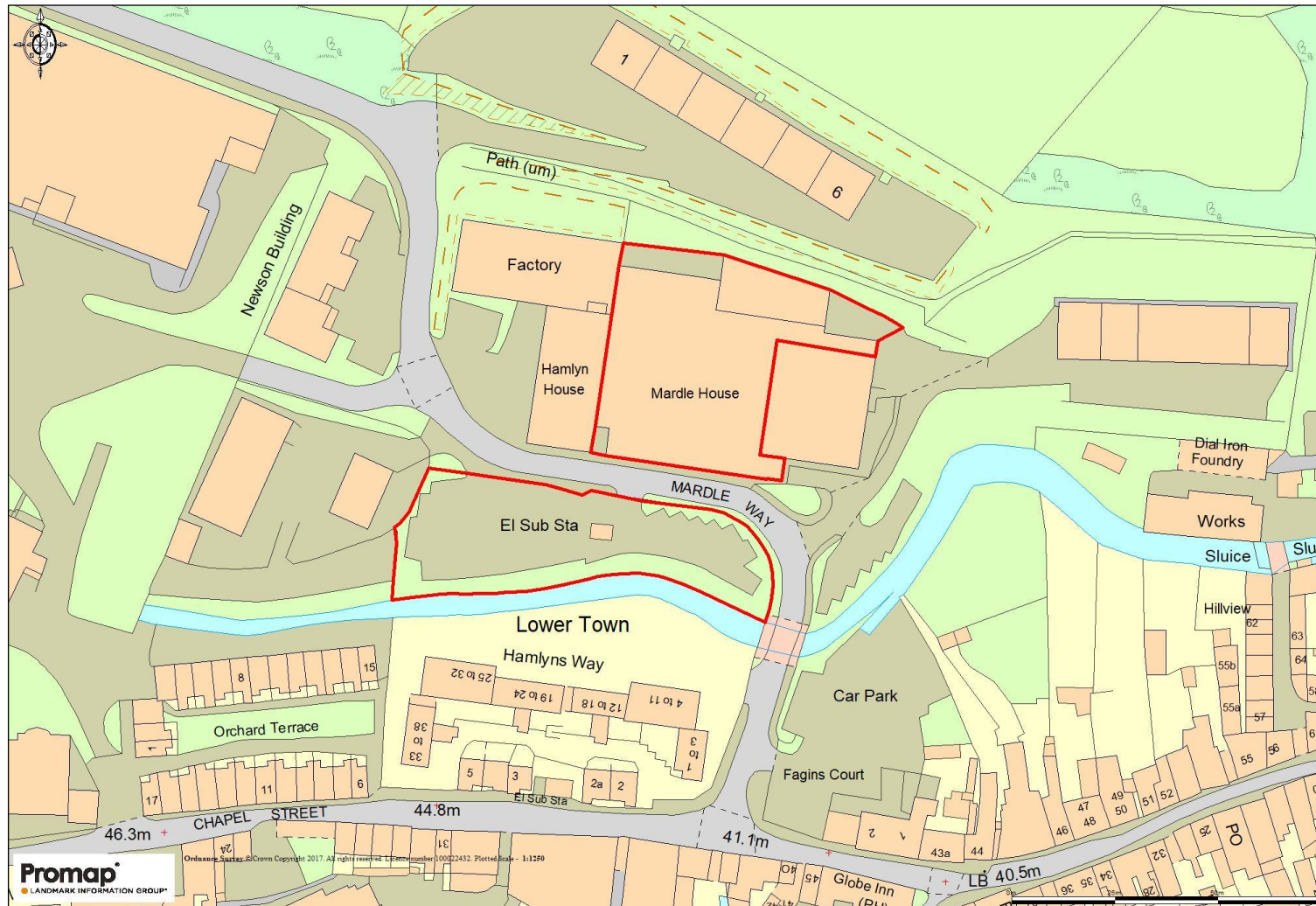
**PRICE AND TENURE**  
Offers are sought upon a Guide price of £975,000 for the freehold of this substantial Industrial building with a good range of Offices, car parking and a very useful yard area to the front.

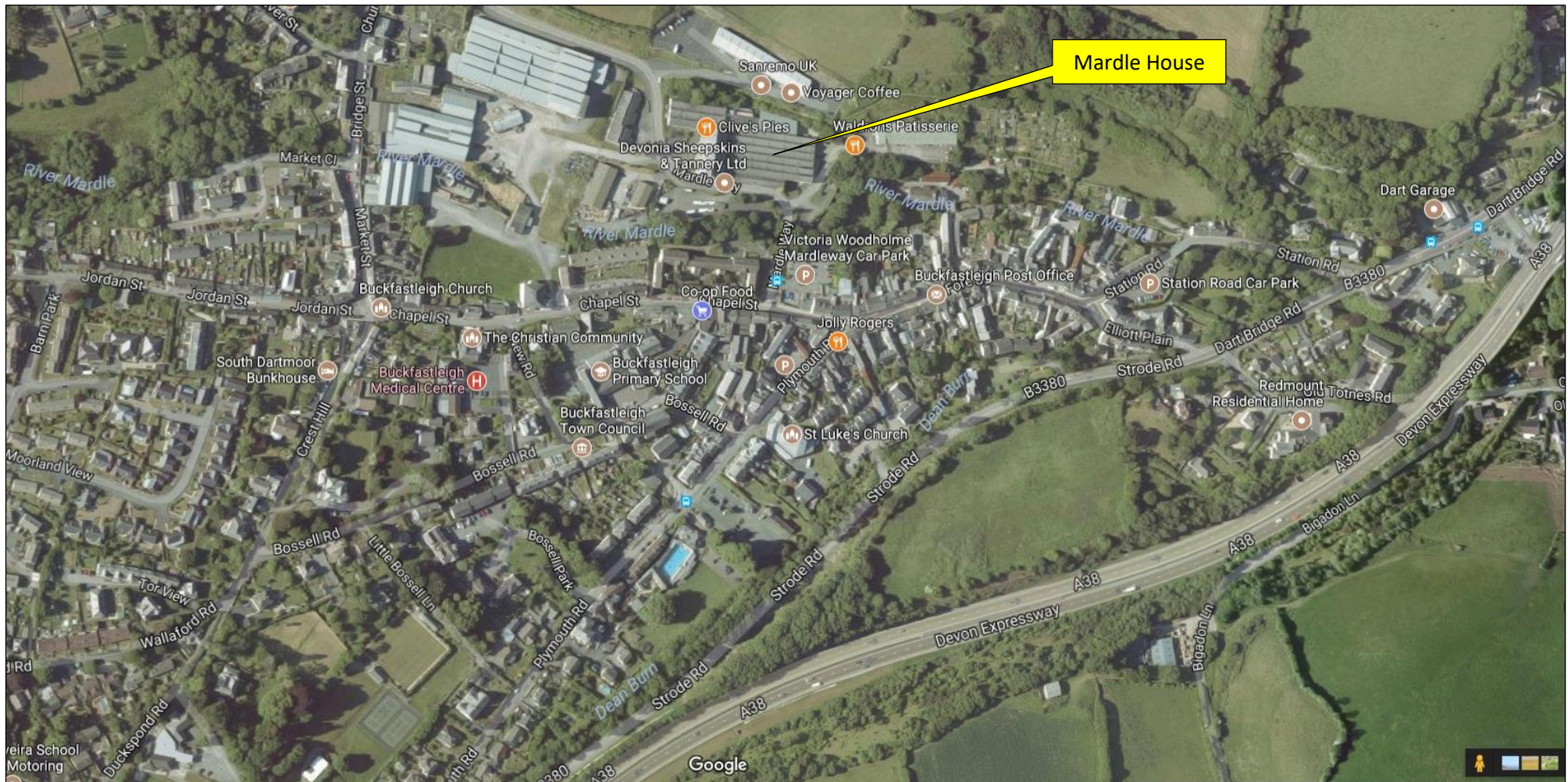
**VIEWING**  
Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0409)



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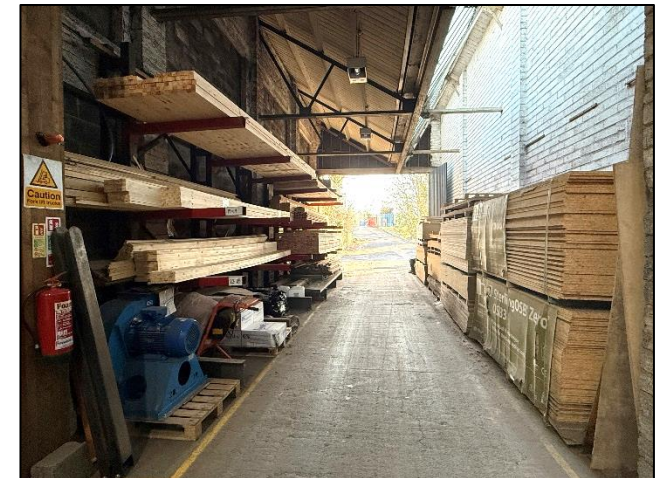




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