INDUSTRIAL
OFFICE
RETAIL

Noon Roberts
PROPERTY CONSULTANTS

TO LET

BRAND NEW BUSINESS UNITS WITH PARKING ON A LANDSCAPED SITE CLOSE TO THE A38 AT CHUDLEIGH

Ground Floor of approx. 53 sq.m (570 sq.ft) with 53 sq.m (570 sq.ft) on First Floor so totalling some 106 sq.m (1,140 sq.ft) plus 3 reserved car parking spaces

ROCKLANDS BUSINESS PARK, OXENCOMBE ROAD, CHUDLEIGH, DEVON, TQ13 0GT



An exciting opportunity to take a new lease one of these Business / Studio / Office Units in Phase one of this brand-new development. The units will be available in 3 phases, with phase one complete and available for occupation now. The site is located on the edge of Chudleigh, with easy access to the A38 dual carriageway. Each building is arranged on Ground and First floors with 3 allocated car parking spaces. The buildings would suit a variety of potential users including Office use plus Medical uses such as a Chiropractor or Beauty and Nail technicians or consultation rooms.

Noon Roberts
Ceramic House,
Pottery Road, Bovey Tracey
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SITUATION AND DESCRIPTION

The site is located just outside Chudleigh, close to the A38, and with easy access to Heathfield, Bovey Tracey and Newton Abbot all of which are within 5 miles distance. Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon and is approximately 12 miles distant. Exeter is a University City and the capital city and County town of Devon, having firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The development is located on the edge of Chudleigh, with access either from the town centre, or via Old Way which leads directly off the flyover bridge at the Chudleigh junction of the A38. Access is also easy to he A380 dual carriageway which links Newton Abbot to Torbay including Torquay, Paignton and Brixham.

The premises have been constructed to a high standard including feature brick elevations under a tiled roof with uPVC double glazed windows and doors. The units are constructed to offer highly insulated accommodation which will reduce annual running costs, and will include a PV installation providing electricity direct to the unit, plus a dedicated electric car charging point outside. Heating is via an eco-friendly Air Source Heat pump. The site is a new development adjoining the existing residential development, and offers self-contained Office buildings which are suitable for a variety of potential occupiers.

ACCOMMODATION

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

GROUND FLOOR — 9.23m x 5.72m (30'4" x 18'9") max

Accessed either via a full glazed entrance door or further pair of glazed doors with glazed panel either side offering excellent natural light. Dado trunking to 3 walls with LED overhead lighting. Carpeted. 2 radiators. To the rear is a …..

Kitchenette Area

Fitted with worktop with inset stainless steel sink unit with single drainer. Cupboards under. Space for fridge and dishwasher.

Accessible Toilet

Low level WC suite with full DDA facilities. Wash basin and separate hand basin. Radiator. Vinyl flooring. Extractor Fan. Emergency Call alarm system.

FIRST FLOOR — 9.23m x 5.72m (30'4" x 18'9") max

Stairs from the ground floor to open plan office. Carpeted. Dado trunking to 3 walls for power and data. LED lighting. 2 large windows to the front. 2 radiators.

EXTERNALLY

The building has 3 allocated car parking spaces to the front. The site also provides bin storage and covered cycle storage.








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SERVICES
Mains water, drainage, electricity and fibre broadband are available to the premises.

ENERGY PERFORMANCE CERTIFICATE
A commercial EPC has been obtained, a summary is provided below, and a full version can be downloaded from our web site. The rating for the building is:- 1 A.

RATES
Rateable Value: - To be assessed on completion
We are advised that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount please contact Teignbridge District Council on 01626 361101.

RENT
A rent of £13,950 per annum plus VAT is sought for this brand new business premises in a easily accessible location.

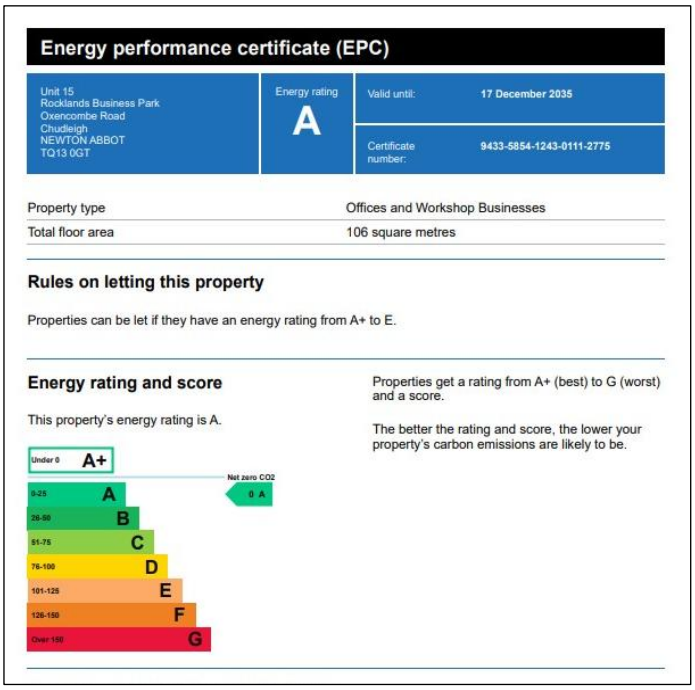
TENURE
A new 6 year FRI lease is available with an upwards only rent review at the end of the 3rd year, plus a tenant only break clause at the midway point providing 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

SERVICE CHARGE
A service charge will be payable for the external landscaping and maintenance plus any shared services on site.

LEGAL COSTS
Each party to bear their own legal costs for a purchase. A £395 plus VAT contribution is required for a new lease.

VAT
VAT is payable on the purchase price, rent and any service charge.

VIEWING
Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0903)



Energy performance certificate (EPC)

Unit 15
Rocklands Business Park
Oxencombe Road
Chudleigh
NEWTON ABBOT
TQ13 0GT

Energy rating: A

Valid until: 17 December 2035

Certificate number: 9433-5854-1243-0111-2775

Property type	Offices and Workshop Businesses
Total floor area	106 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



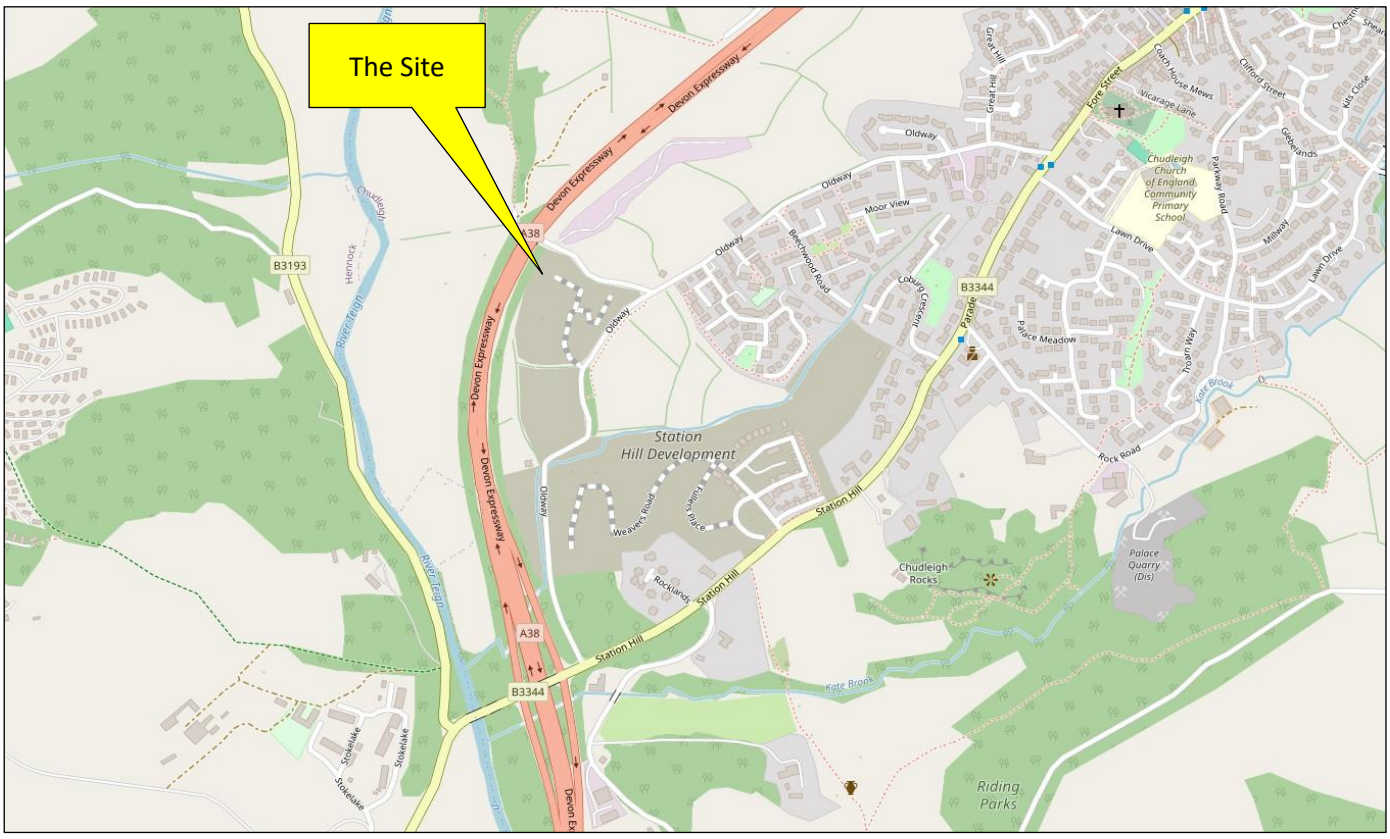


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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.