INDUSTRIAL
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FOR SALE

Phase One – 11 Industrial Units on this brand-new Business Park
Conveniently located with ease of access to A38 & A380

Noon Roberts
PROPERTY CONSULTANTS



Ceramic House
Pottery Road
Bovey Tracey
Devon TQ13 9TZ

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PHASE ONE – Prices from £250,000 Freehold

Phase One comprises 7 Business Units of 116 sq.m (1,248 sq.ft) each

Horsemills Business Park, Horsemills Road, Chudleigh, Devon, TQ13 0GS

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SITUATION AND DESCRIPTION

This offers a purchaser a rare chance to acquire the freehold of a brand new Business Unit on this new and conveniently located Business Park on the edge of Kingsteignton, Newton Abbot. This well located site offers easy access to both the A380 to Torquay and Torbay, and the A38 linking Plymouth and Cornwall to Exeter and the M5 Motorway. The development will form in total 43 Business / Industrial / Office units on a landscaped site with a larger headquarters building at the far end of the site. The units will be finished to a high standard and will be available freehold.

The premises occupy a most prominent location fronting Clay Pitts Way, the main spine road linking the A38 at Chudleigh to the A380 at Sandygate Kingsteignton. Newton Abbot town centre is approximately 2 miles away, with Kingsteignton and its out of town retail units just 1 mile distant. Exeter and the M5 Motorway is approximately 15 miles distant, with Torquay and Torbay approximately 8 miles distant. This provides excellent access for a regional operator to connect with the national motorway network. This sought after area contains a wide mix of retail, office and industrial users. Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a large catchment area drawing from an extensive number of small towns and villages.

ACCOMMODATION

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

PLOTS 1 – 7, 34 & 36 **14.5m x 8.0m (47'7" x 26'3") max**

Accessed from a pedestrian door or roller shutter door offering vehicular access. Services for a toilet will be installed in each unit. The Units will be completed to a shell specification and are capable of accommodating a full or part mezzanine floor if required.

The units are constructed to a high standard, comprising a steel portal frame with a power floated concrete floor. The elevations and roof will be insulated profile steel cladding incorporating translucent roof lights.

An occupier can install a glazed screen behind the roller shutter door if required. The units will include electric car charging capability. A service charge will be payable for communal landscaping and any shared services.

EXTERNALLY

The development will be landscaped with allocated parking for each unit. A plan showing the spaces allocated to each unit is below.

PRICES AND TENURE

A schedule of units sizes and prices for Phase 1 are below. Further phases will be released in due course. VAT is payable on all sale prices.

Unit No	Sq.m	Sq.ft	Parking	Tenure	Price
Unit 1	124	1334	2	Freehold	Reserved
Unit 2	124	1,334	2	Freehold	£250,000
Unit 3	124	1,334	2	Freehold	£250,000
Unit 4	124	1,334	2	Freehold	£250,000
Unit 5	124	1,334	2	Freehold	£250,000
Unit 6	124	1,334	2	Freehold	£250,000
Unit 7	124	1,334	2	Freehold	Reserved
Unit 31	122	1,318	3	Freehold	Reserved
Unit 32	122	1,318	3	Freehold	£262,000
Unit 33	122	1,318	3	Freehold	£262,000
Unit 34	122	1,318	3	Freehold	Reserved
Unit 35	142	1,527	3	Freehold	Reserved

SERVICES

We understand the units will have a mains water and electricity supply, including 3 phase, a private drainage connection and fibre broadband.

RESERVATION DEPOSIT

A non-refundable reservation deposit of £2,500 plus VAT will be required to reserve a unit and remove it from the market until an agreed exchange of contracts date. A 10% deposit will be payable on exchange with the balance minus the reservation fee payable on completion. Completion is estimated as September 2026, with a backstop of December 2026.

RATES

Each unit will be assessed once completed and a Rateable value applied. However, we understand that qualifying businesses could be eligible for a rate reduction of up to 100% under the Small Business Rate Relief scheme. For further information please contact Teignbridge District Council (01626 361101) for further information.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0791)

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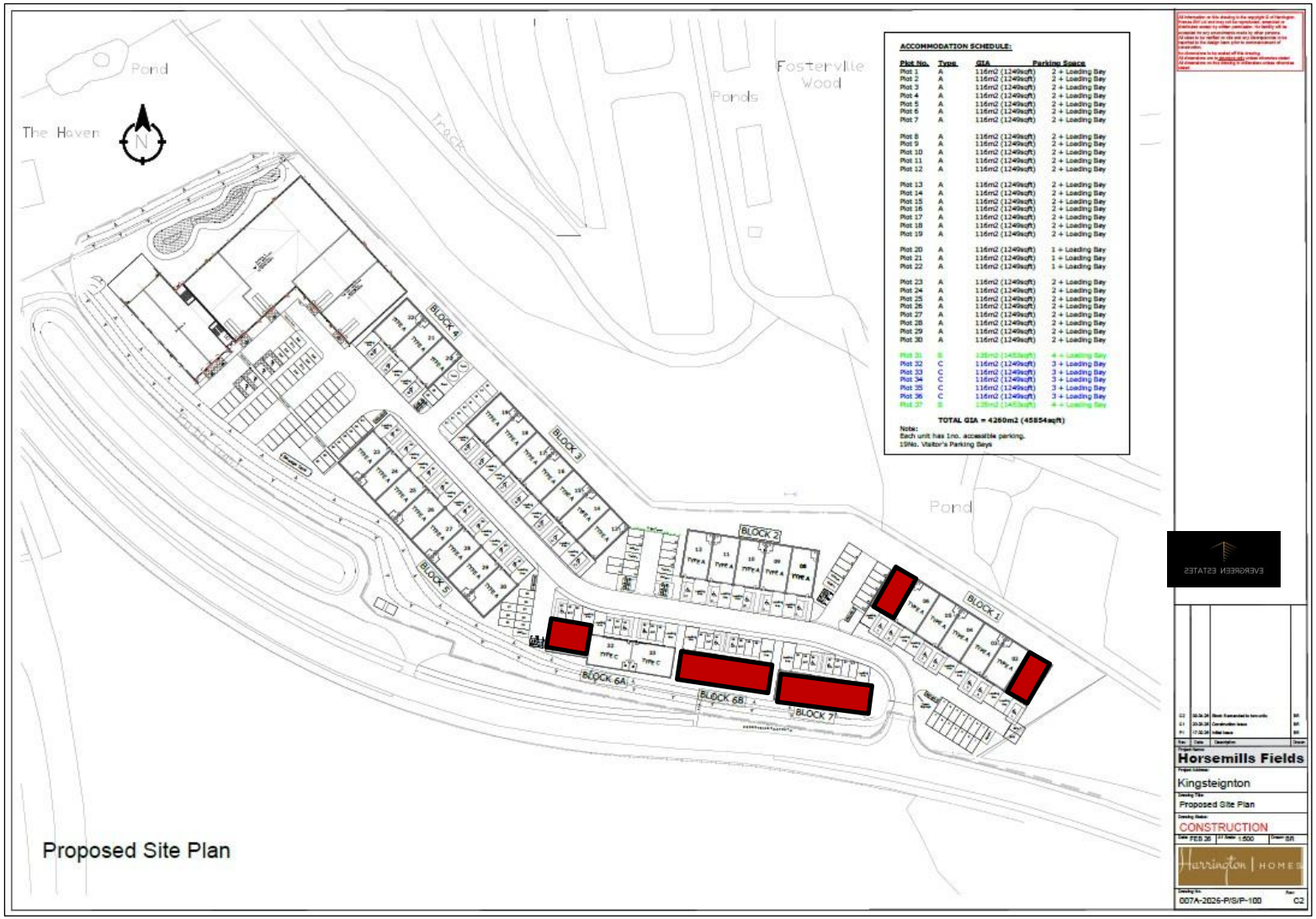


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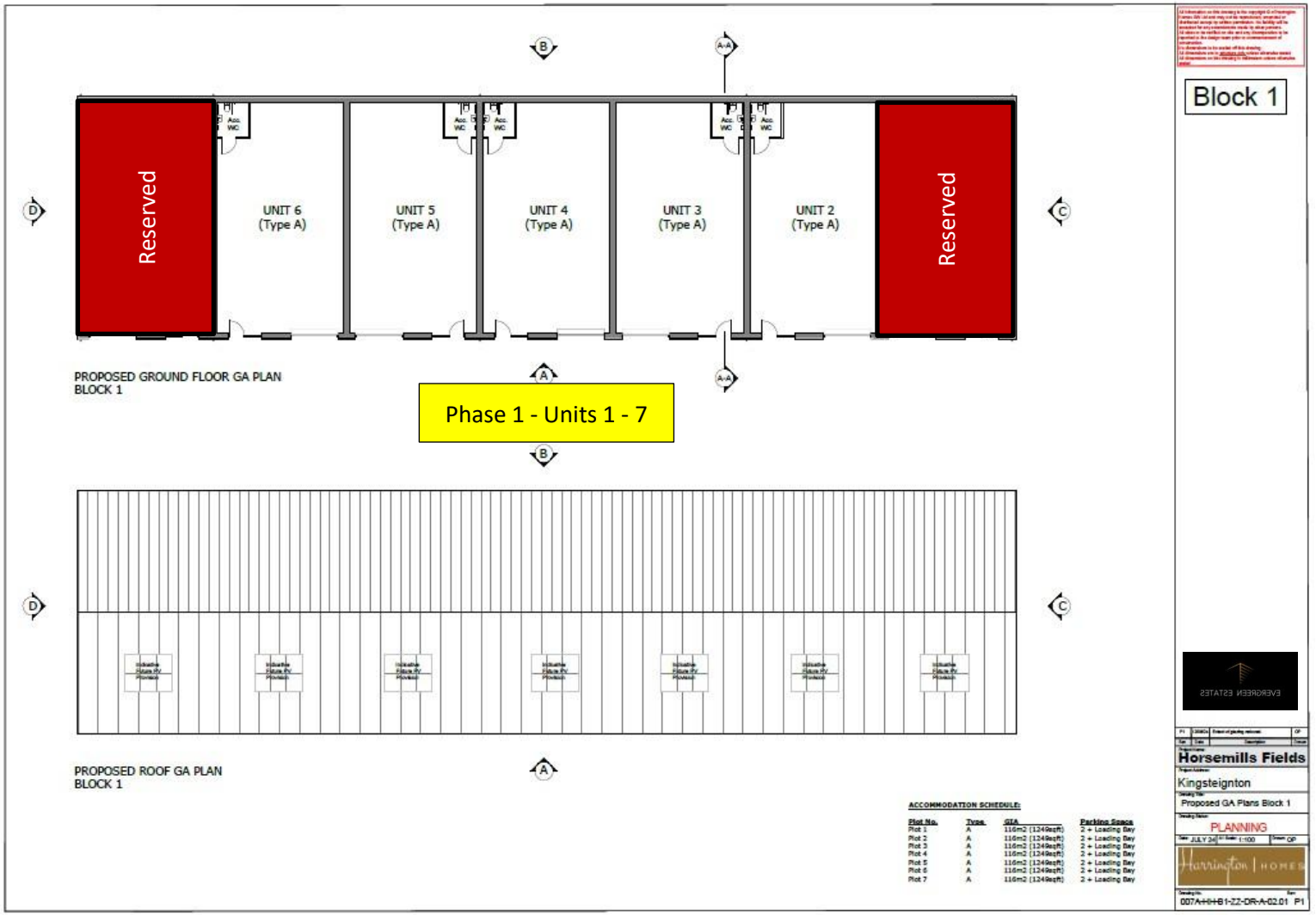
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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

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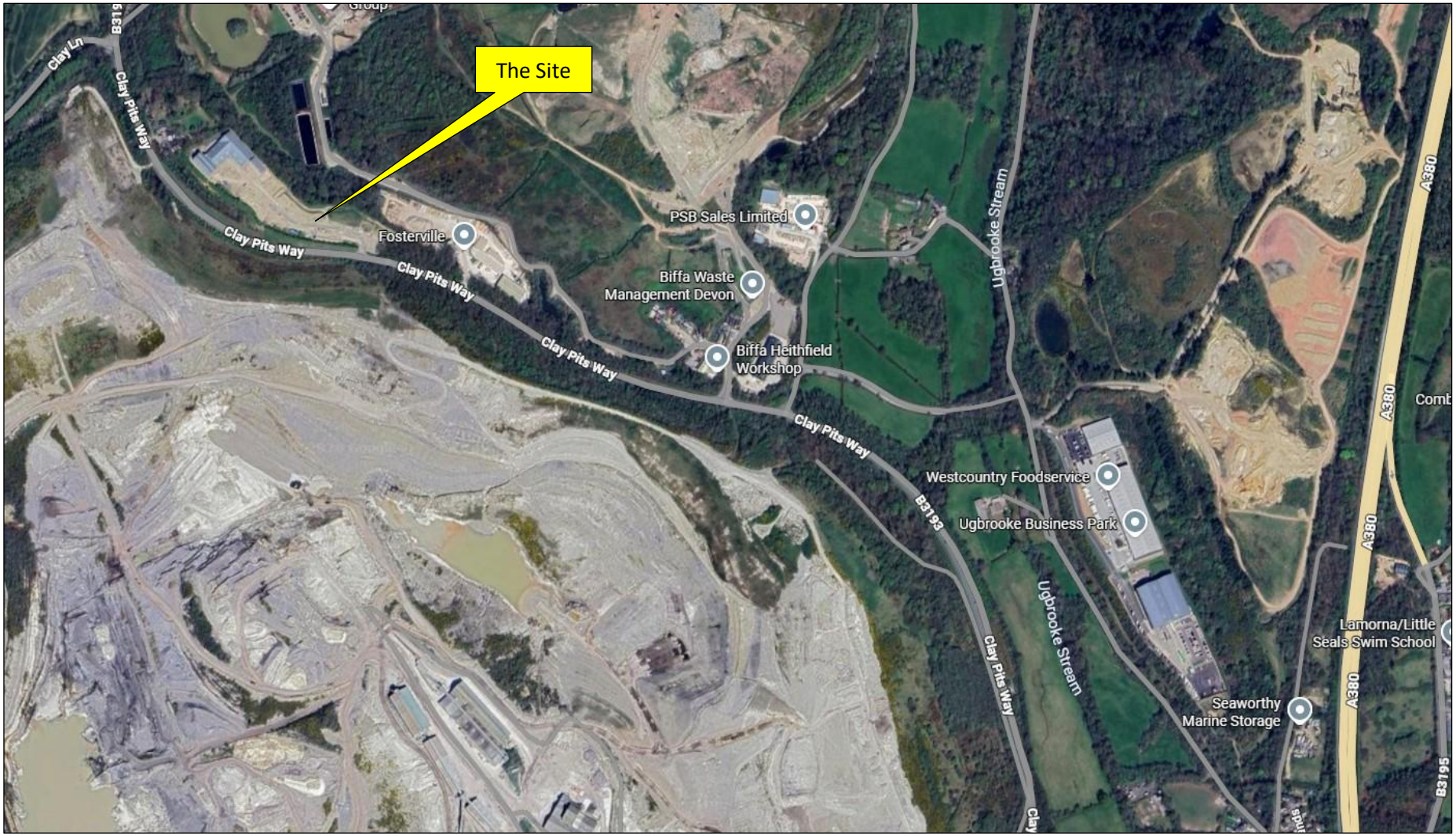
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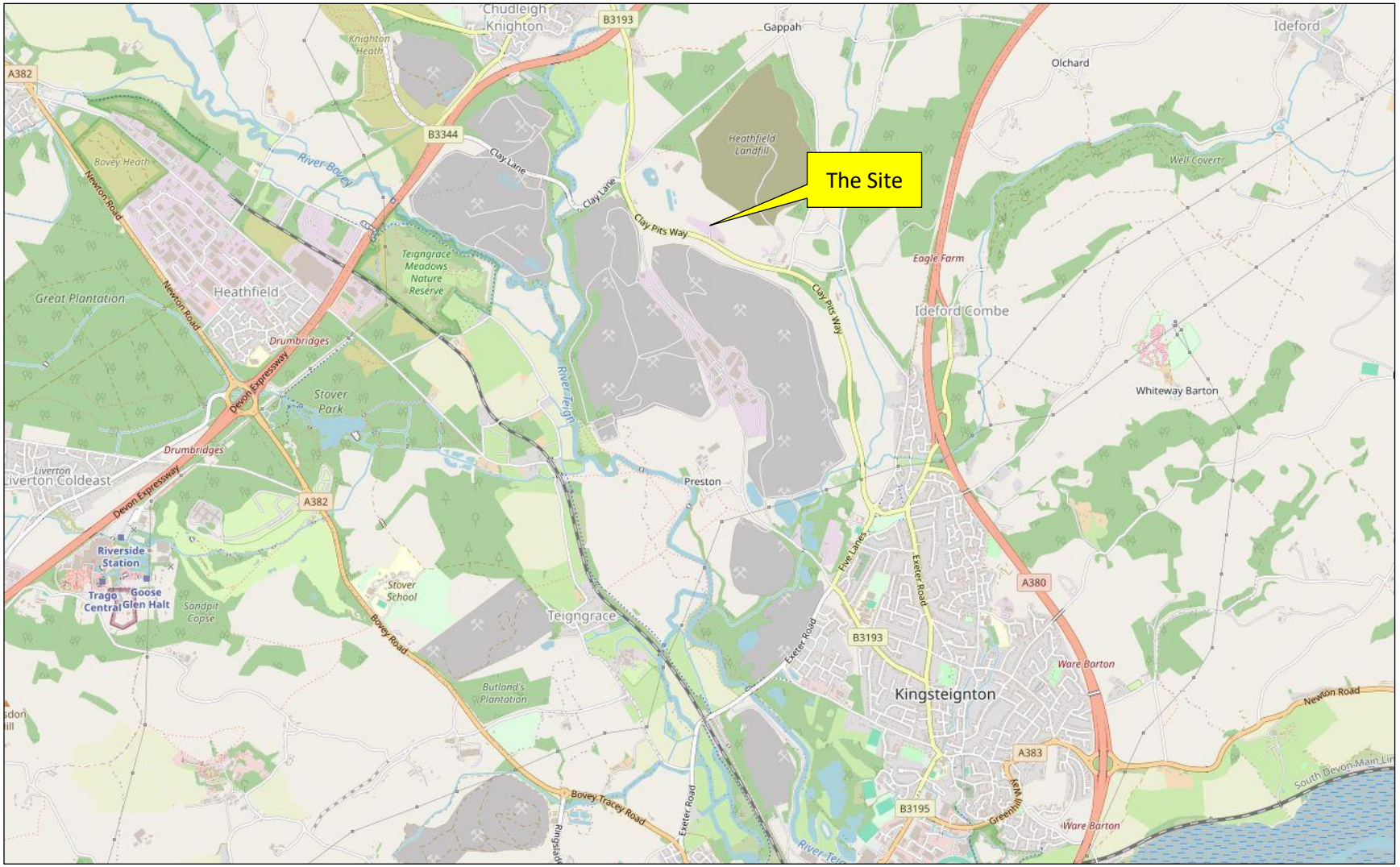
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