OFFICE
RETAIL
BUSINESS UNIT

Noon Roberts
PROPERTY CONSULTANTS

FOR SALE

BRAND NEW SELF-CONTAINED OFFICE/ BUSINESS UNITS WITH PARKING ON A LANDSCAPED SITE CLOSE TO THE A38 AT CHUDLEIGH

Last two Units remaining in the first phase

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 purchase a Unit in phase one of this brand-new development of Business Units. The units will be available in 3 phases, with phase one now completed and ready to occupy. 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 and are suitable to be occupied as a whole or can be subdivided and occupied floor by floor should an owner wish to occupy one floor and let the other. The buildings suit a variety of potential users and benefit from 3 parking spaces each.

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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 which comprises Torquay, Paignton and Brixham. The site is a new development adjoining the existing residential development, and is ideally suited to either Owner Occupiers, or Investors looking to let the premises. The first 8 units in Phase 1 are now complete and ready to occupy, with just 2 remaining available.

ACCOMMODATION

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

The Units

Each unit is self-contained and offers accommodation on ground and first floor. The premises have been constructed to a high standard including feature brick elevations under a slated roof with uPVC double glazed windows and doors. The units have been 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. Each Unit has an EPC A Rating.







The internal finishes are white painted walls & ceilings, white gloss skirtings & architraves oak coloured self-finished internal doors with polished chrome door furniture.

On the ground floor is a kitchenette area plus an accessible Toilet to include space for a shower if required. The floors will be carpeted with vinyl in the toilet.

Both floors have dado perimeter trunking fitted for power with fibre broadband installed allowing purchasers to arrange for their own data cabling to be commissioned. Heating is via an eco-friendly Air Source Heat pump. Lighting is ceiling mounted LED units. Each unit will have a 10 year structural warranty.

The entrance has been designed to allow this to be separated if required so the ground and first floors can be occupied independently. This may appeal to an owner occupier who doesn't need to occupy both floors and wants to sub let a floor.

EXTERNALLY

The site is accessed through the adjoining Residential site with each unit having 3 allocated car parking spaces. Covered cycle storage will be available on the development.

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.

SERVICE CHARGE

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

SERVICES

Mains water, drainage, electricity and fibre broadband.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available on completion. The rating will be: A 1

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PRICE AND TENURE

The units are available for sale freehold with prices as below:-

Unit No	Total sq.m (sq.ft)	Price
Unit 14 (A8)	106 sq.m (1,140 sq.ft)	SOLD
Unit 15 (A7)	106 sq.m (1,140 sq.ft)	SOLD
Unit 16 (A6)	106 sq.m (1,140 sq.ft)	SOLD
Unit 17 (A5)	106 sq.m (1,140 sq.ft)	SOLD
Unit 18 (A4)	106 sq.m (1,140 sq.ft)	SOLD
Unit 19 (A3)	106 sq.m (1,140 sq.ft)	Reserved
Unit 20 (A2)	106 sq.m (1,140 sq.ft)	£199,950
Unit 21 (A1)	106 sq.m (1,140 sq.ft)	£209,500

Alternatively, it may be possible to grant a new 6 or 10 year FRI lease on some of these units purchased by investors at a rental of £13,950 pax plus VAT. Full details are available on request.

LEGAL COSTS

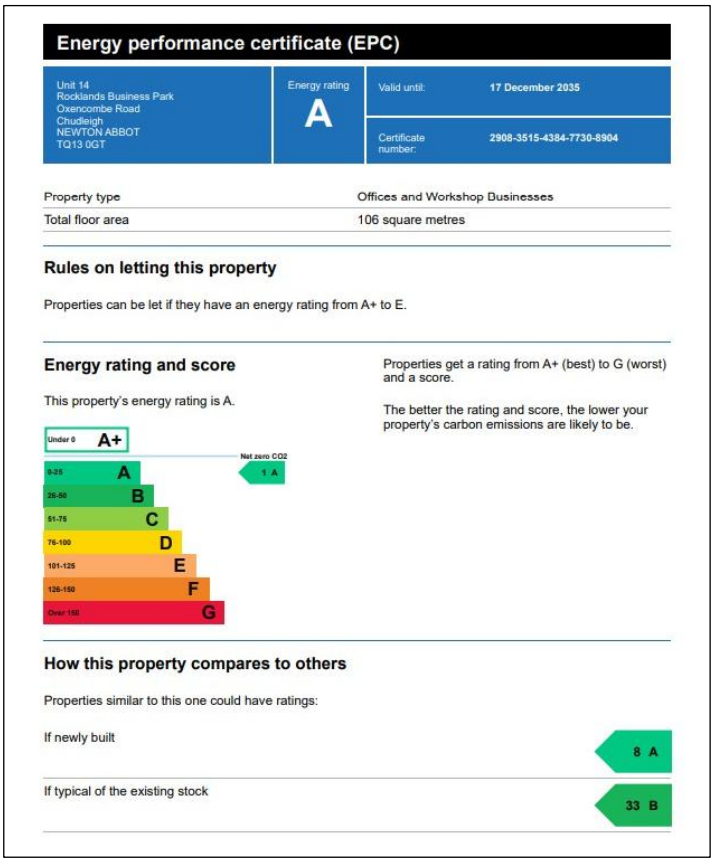
Each party to bear their own legal costs for a purchase. A £395 plus VAT contribution is required for a new lease.

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 (0843)



Energy performance certificate (EPC)

Unit 14
Rocklands Business Park
Oxencombe Road
Chudleigh
NEWTON ABBOT
TQ13 0GT

Energy rating: A

Valid until: 17 December 2035

Certificate number: 2908-3515-4384-7730-8904

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.

Under 0 A+
Net zero CO2 1 A
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 8 A

If typical of the existing stock: 33 B

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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 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 ground floor benefits from a WC & wash basin, 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.

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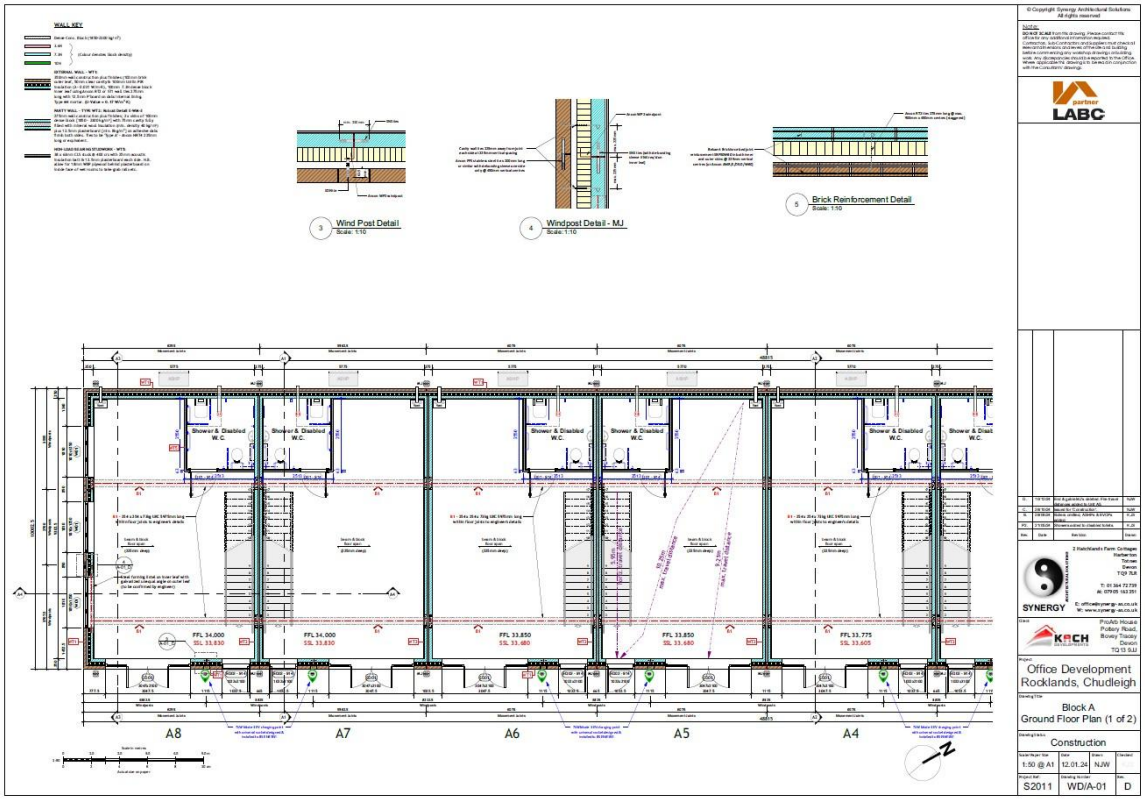
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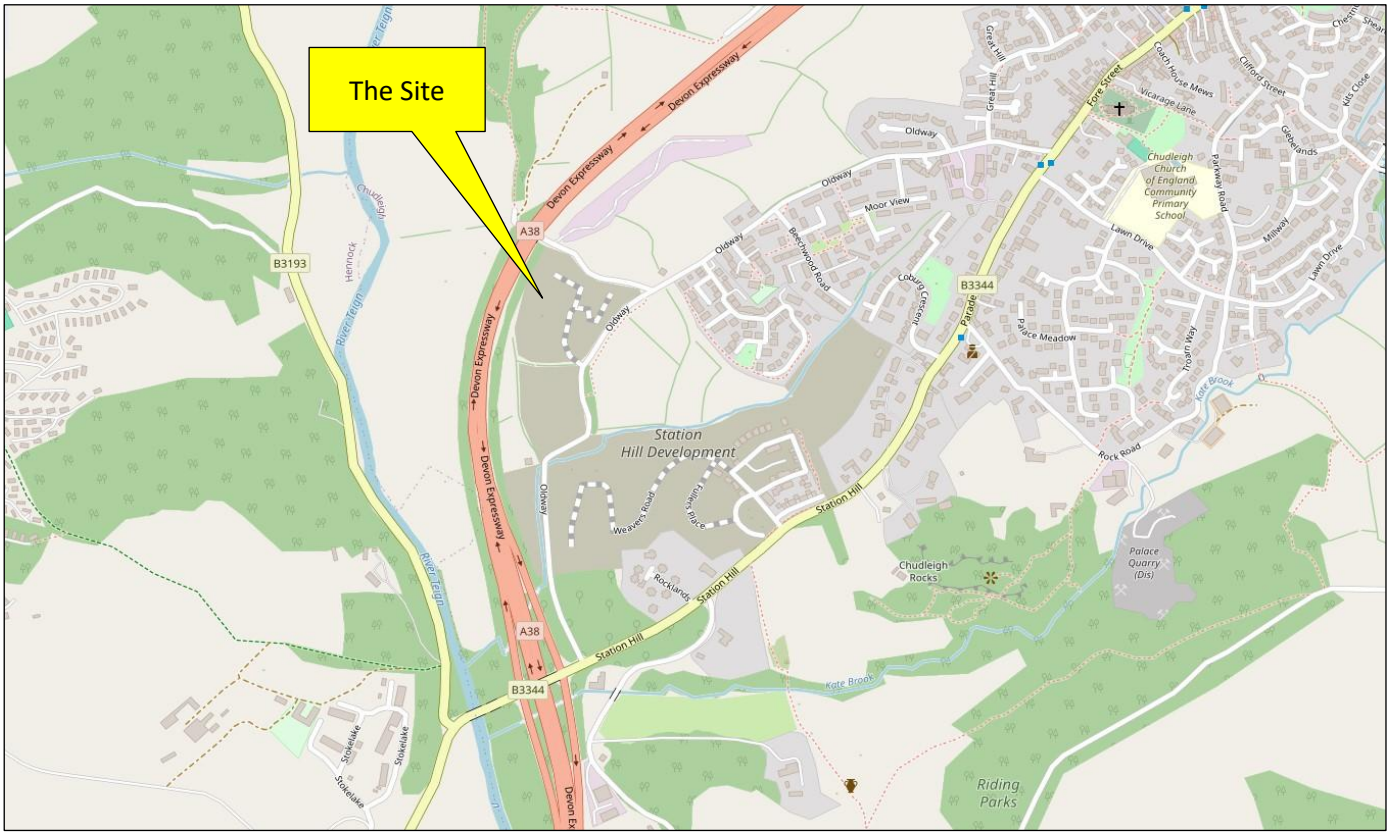
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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