

OFFICE
INDUSTRIAL
DEVELOPMENT

Substantial detached Office Building on a landscaped site with up to 65 Car Parking spaces just off the A38 at Ashburton.
Potential re-development opportunity, subject to usual consents.



Ceramic House
Pottery Road
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Offers sought in excess of £895,000 for the Freehold of this substantial site
Approx 1,110 sq.m (11,955 sq.ft) on a generous site of nearly 1.9 Acres
Linhay House, Linhay Business Park, Ashburton, Devon, TQ13 7UP

SITUATION AND DESCRIPTION

The Linhay Business Park is located adjacent to the A38 Dual Carriageway on the edge of Ashburton linking Plymouth and Cornwall to Exeter and the M5 Motorway network. These excellent road communications will make this a favoured site for businesses covering the whole of Devon, therefore benefiting from its central and strategic location. With quick access to the A38, Exeter is just 18 miles distant with Plymouth approximately 35 miles distant. Other local business centres are at Newton Abbot which is approximately 5 miles distant and Torquay which is some 12 miles away. Ashburton offers a local centre with a vibrant Town Centre.

Linhay House is a purpose built two storey Office building located on a generous landscaped site of almost 1.9 Acres. The premises have been used as a call centre since its construction, and is fully equipped with a back up generator plus emergency battery storage. The premises extends to nearly 12,000 sq.ft over the 2 floors, with a full height reception area with glazed atrium over, plus a galleried landing. The Offices are a mix of open plan and cellular offices, with staff and kitchen facilities on each floor. A lift serves both floors. Externally the property sits in landscaped grounds plus parking for up to 65 cars to include 2 electric charging points. The space is flexible and versatile, and would suit a wide variety of potential users including the possibility of splitting the space for multi occupancy. The site could be capable of further development, or potentially redevelopment of the existing buildings, subject to the usual planning consents.

ACCOMMODATION

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

Approached from the car park via glazed double doors to an inner lobby with electric access door to

GROUND FLOOR

Reception Atrium 6.98m x 5.48m (22'11" x 17'11") max
Central staircase leading up to a galleried landing. Full height glazed atrium. Waiting area. Doors lead into both wings

Accessible Toilet

WC suite and wash hand basin. Vinyl floor.

GROUND FLOOR RIGHT WING

Office 16.38m x 7.44m minus 4.67m x 2.20m
(53'9" x 24'5" minus 15'4" x 7'3") max

Windows to front and side. Carpeted. Suspended ceiling with strip lighting. Power as fitted.

Office 5.61m x 5.32m (18'5" x 15'9") max
Windows. Suspended ceiling with integrated strip lighting.

Office 5.51m x 4.80m (18'1" x 15'9") max
2 windows. Suspended ceiling with strip lighting. Carpeted.

Meeting / Staff Room 5.32m x 5.08m (17'5" x 16'8") max
Window to rear. Suspended ceiling with integrated strip lighting. Carpeted.

Post Room 5.33m x 2.34m (9'10" x 7'8") max
Roller shutter door to rear car park.

FIRST FLOOR RIGHT WING

Office 20.44m x 14.25m minus 4.6m x 2.2m
(67'0" x 46'9" minus 15'0" x 7'3") max
Open plan office with windows to the front and rear. Suspended ceiling with integrated strip lighting.

Constructed within this area to one side are 3 smaller offices / Meeting rooms with a further small meeting room at one end.

GROUND FLOOR LEFT WING

Front Office 20.76m x 5.20m (68'1" x 9'2") max
Windows to front. Carpeted. Electric wall heater.

Break Out Room 3.30m x 3.08m (10'10" x 10'1") max
Windows to front and side. Carpeted. Electric wall heater.

Kitchen / Staff Room 11.36m x 3.67m (37'3" x 12'0") max
Range of wall and base units with worktop and inset stainless steel sink unit. Wall units. Space for fridge. Window. Vinyl flooring.

Post Room 5.26m x 2.80m (17'3" x 9'2") max
Carpeted Strip lighting.

Office / Workshop 6.95m x 5.59m (22'10" x 18'4") max
Windows to front and rear. Carpeted. Roller shutter door to front car park behind boarding. LED strip lighting. Power as fitted.

Server Room 5.13m x 4.95m (16'10" x 16'3") max
Server cabinet. Battery back up and air con unit.

Office 6.83m x 5.39m (22'4" x 17'3") max
Window. Air con unit. Strip lighting.

FIRST FLOOR LEFT WING

Board Room 5.66m x 5.40m (18'7" x 17'9") max
Large glazed panel to front. Carpeted. Suspended ceiling with LED panels. Power as fitted.

Gents Toilet
WC cubicle, Urinal and 2 wash hand basins. Window.

Ladies Toilet
2 WC cubicles. 2 pedestal wash hand basins.

Meeting Room 5.27m x 3.56m (17'3" x 11'8") max
2 windows to front. Carpeted. Suspended ceiling with LED panels.

Office **10.8m x 5.37m (35'5" x 17'7") max**
Windows to front. Carpeted. Suspended ceiling with LED lighting.

Office **4.26m x 2.51m (13'11" x 8'3") max**
Window. Suspended ceiling with LED lighting. Glazed panel to office.

Office **5.48m x 2.95m (17'11" x 9'8") max**
Corner Office with windows to rear and side. Carpeted. Suspended ceiling with LED strip lighting.

Office **11.01m x 6.93m (36'2" x 22'9") max**
Windows to 2 elevations. Suspended ceiling with integrated strip lighting. Air Con cassette.

Office / Training Suite **9.33m x 8.70m (30'8" x 28'7") max**
2 Windows to rear. Suspended ceiling with LED lighting. Aircon cassette. Power as fitted.

Kitchen Area **2.56m x 2.52m (8'4" x 8'3") max**
Range of base units with worktop and inset stainless steel sink unit with single drainer. Tiled splashback. Space for fridge.

EXTERNALLY
The building is set within attractive landscaped grounds of approximately 1.9 Acres with 4 specific car parking areas around the site offering parking for up to 65 cars including 2 electric car charging points and 2 disabled parking bays

The site could also offer further development potential for an extension to the existing building or possibly a new building on part of the site, subject to all the usual planning and building regulation consents.

SERVICES
We understand mains water and electricity are available with a private drainage system. As this has been a call centre, also included in the sale is a 180 KVa back up oil fired generator with a 900L direct fill bunded oil tank.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below with the full version available to download from the web site. The rating is:- D 83

PRICE AND TENURE

Offers are sought in excess of £895,000 plus VAT for this substantial freehold premiss on a spacious site with development potential. The premises are offered with vacant possession on completion.

VAT

We understand that the purchase price will be plus VAT.

BUSINESS RATES

Rateable Value: - To be reassessed

Currently the premises have been assessed for Business Rates in several parts. For further information on the Rateable value as a whole, or for the Business Rates payable, please contact Teignbridge District Council Business Rates department (01626 361101)

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

LEGAL COSTS

Each party to pay their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment only with the sole agents Noon Roberts
FAO: Tony Noon (07831 273148) Ref (0928)



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06/2026, 09:52 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Linkay House Linkay Business Park, Eastern Road Ashburton NEWTON ABBOT TQ13 7UP	Energy rating D	Valid until: 29 June 2026 Certificate number: 0180-0436-7709-1926-6006
Property type	B1 Offices and Workshop businesses	
Total floor area	1,399 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 D.		
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.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	28 B	
If typical of the existing stock	83 D	

ps://find-energy-certificate.service.gov.uk/energy-certificate/0180-0436-7709-1926-6006?print=true



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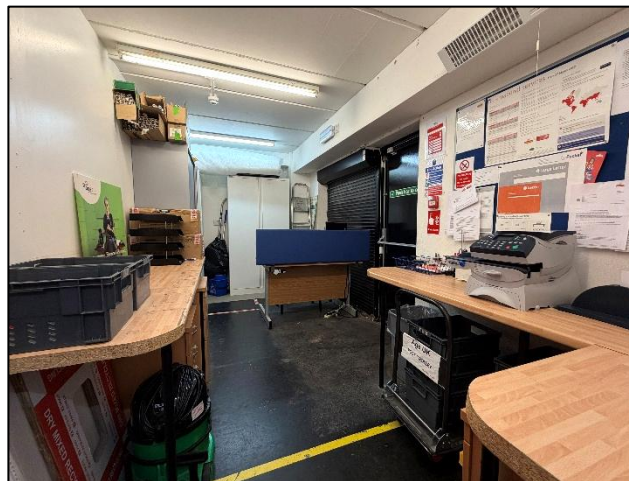
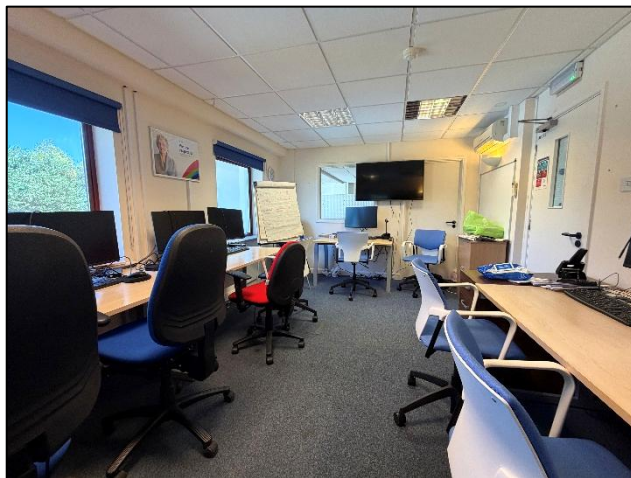
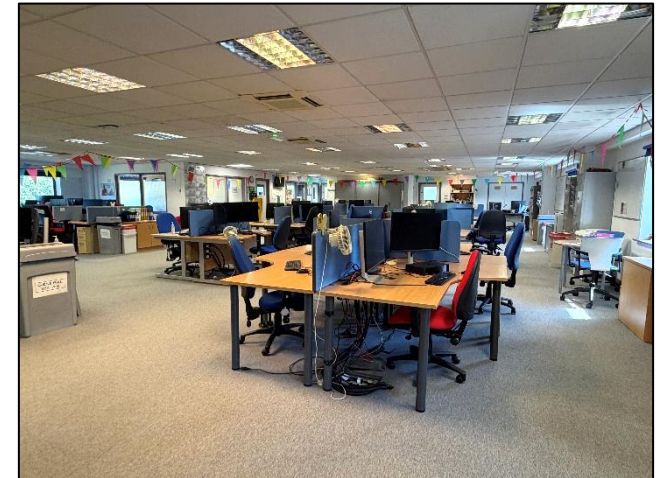
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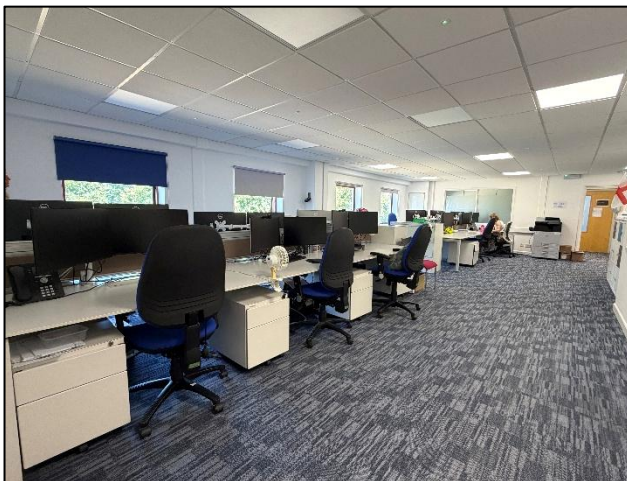
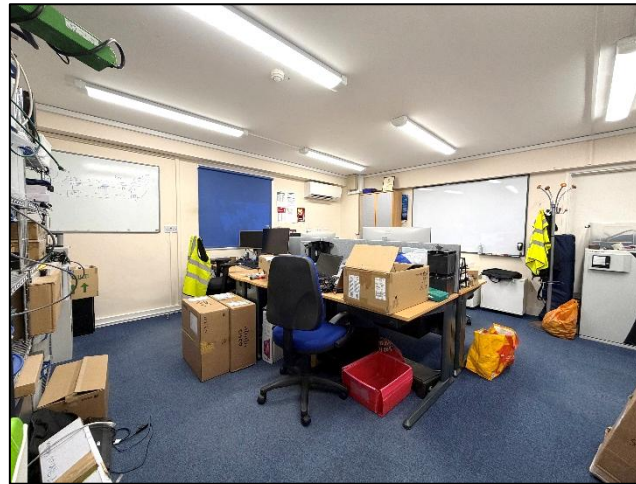
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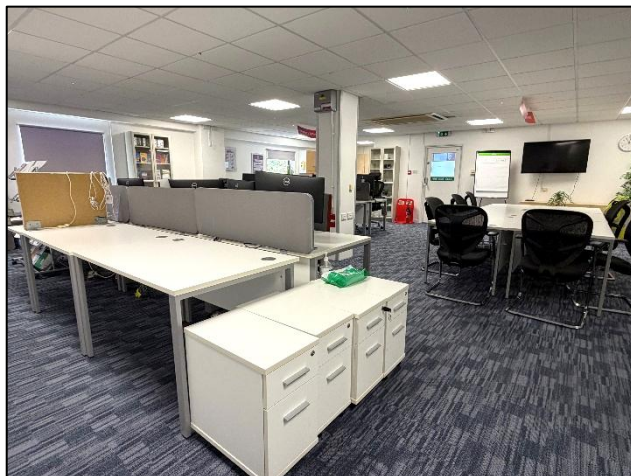
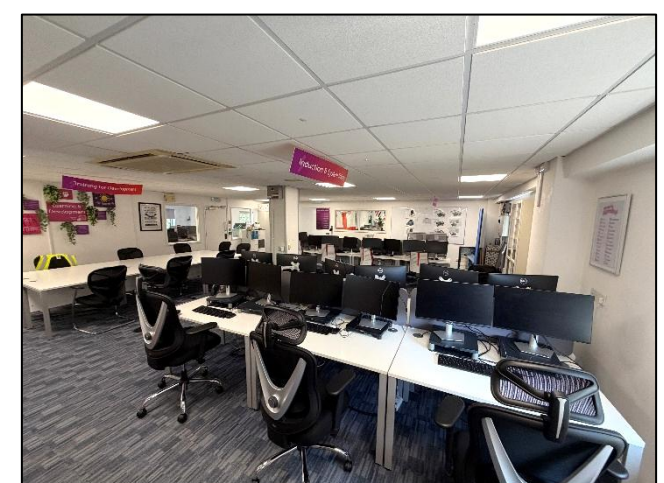
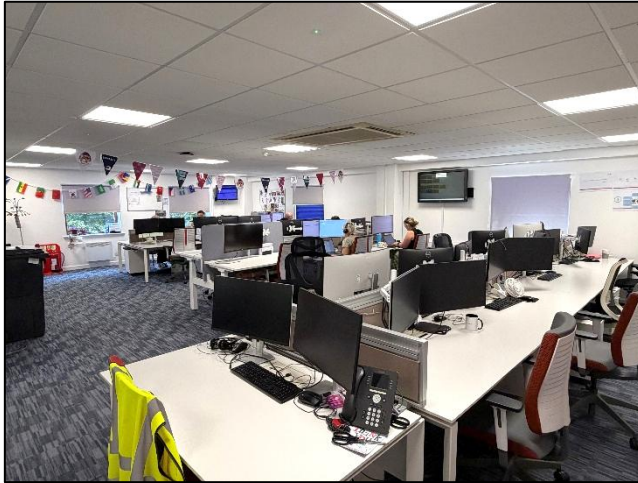
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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