INDUSTRIAL
TRADE COUNTER
WAREHOUSING

Noon Roberts
PROPERTY CONSULTANTS

TO LET

BRAND NEW INDUSTRIAL / TRADE COUNTER UNITS ON THE HORSEMILLS BUSINESS PARK

Approximately 124 sq.m (1,330 sq.ft) with 2 allocated car parking spaces plus a loading bay to the front

HORSEMILLS BUSINESS PARK, HORSEMILLS ROAD, CHUDLEIGH, DEVON, TQ13 0GS



This exciting development is located on the main Chudleigh to Kingsteignton Road equi-distance from the A380 Dual Carriageway leading to Torquay in one direction and the A38 leading to Exeter and the M5 in the other. The shell units have been constructed to a good standard and include 2 parking spaces plus loading bay. The units would suit Industrial and Storage uses plus as a Trade Counter, subject to consents.

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Pottery Road, Bovey Tracey,
Devon, TQ13 9TZ

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SITUATION AND DESCRIPTION

An opportunity to enter into a new lease of one of the first units on this brand new Business Park conveniently located between Chudleigh and Kingsteignton. This 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 have 2 allocated parking spaces plus a loading bay.

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.

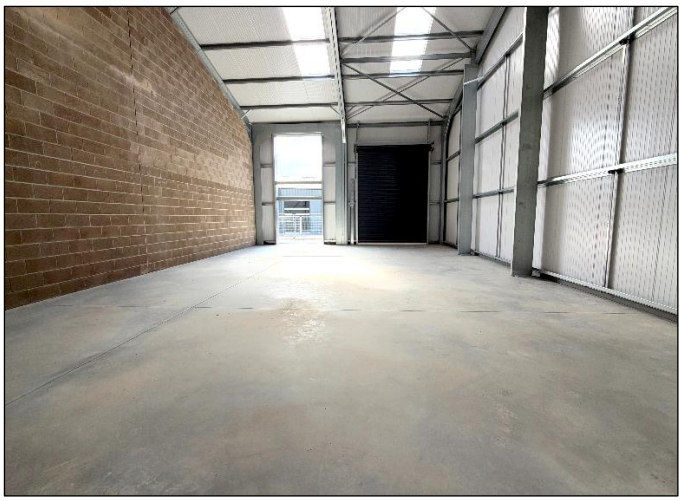
ACCOMMODATION

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

Workshop **14.41m x 8.36m (47'3" x 27'5") max**

Glazed pedestrian door with glazed panels over. Electric Roller shutter door adjoining. Power floated concrete floor. Block walls to lower elevations. Services for a toilet in the far corner.





EXTERNALLY

Each unit has 2 allocated car parking spaces together with a loading bay in front of the roller shutter door. The site benefits from a shared bin store and bike storage.

RENT AND SERVICE CHARGE

A rent of £15,950 per annum plus VAT is sought for this brand new Industrial or Trade Counter unit on this sought-after estate. The rent will be payable quarterly in advance by standing order. VAT is chargeable on the rent and any service charge.

LEASE

A new 6 or 10 year FRI lease is available with an upwards only rent review at the end of the 3rd or 5th year. The lease will be contracted outside of the Landlord and Tenant Act 1954. A 3 months' rent deposit will be required, plus If the lease is to be taken by a Limited Company a directors guarantor may be required. Full details available on request.

RATES

Rateable Value: - To be assessed

The Unit will be assessed once occupied and a Rateable value applied. For further information please contact Teignbridge District Council (01626 361101)

SERVICE CHARGE

A service charge of approximately £400 pa is payable for the shared landscaping and shared services. Full details on request.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available on completion, a copy of which can be downloaded from the web site.

SERVICES

Mains water and electricity (including 3 phase) are available to the premises. Drainage is via a private system. We understand that a Fibre connection has also been brought into the premises. Interested parties are encouraged to make their own enquires with the relevant service providers.

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LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the new lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0948)

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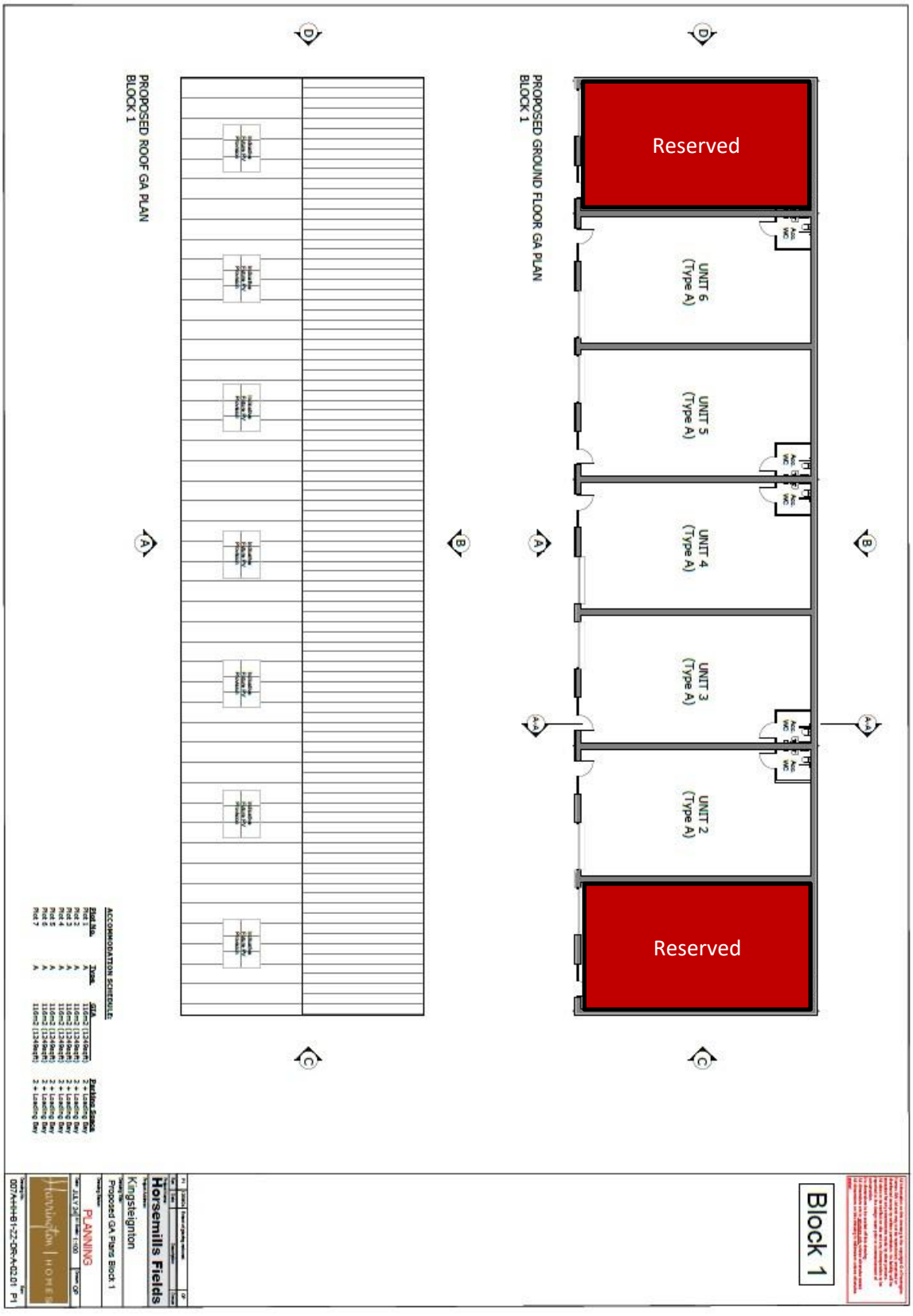






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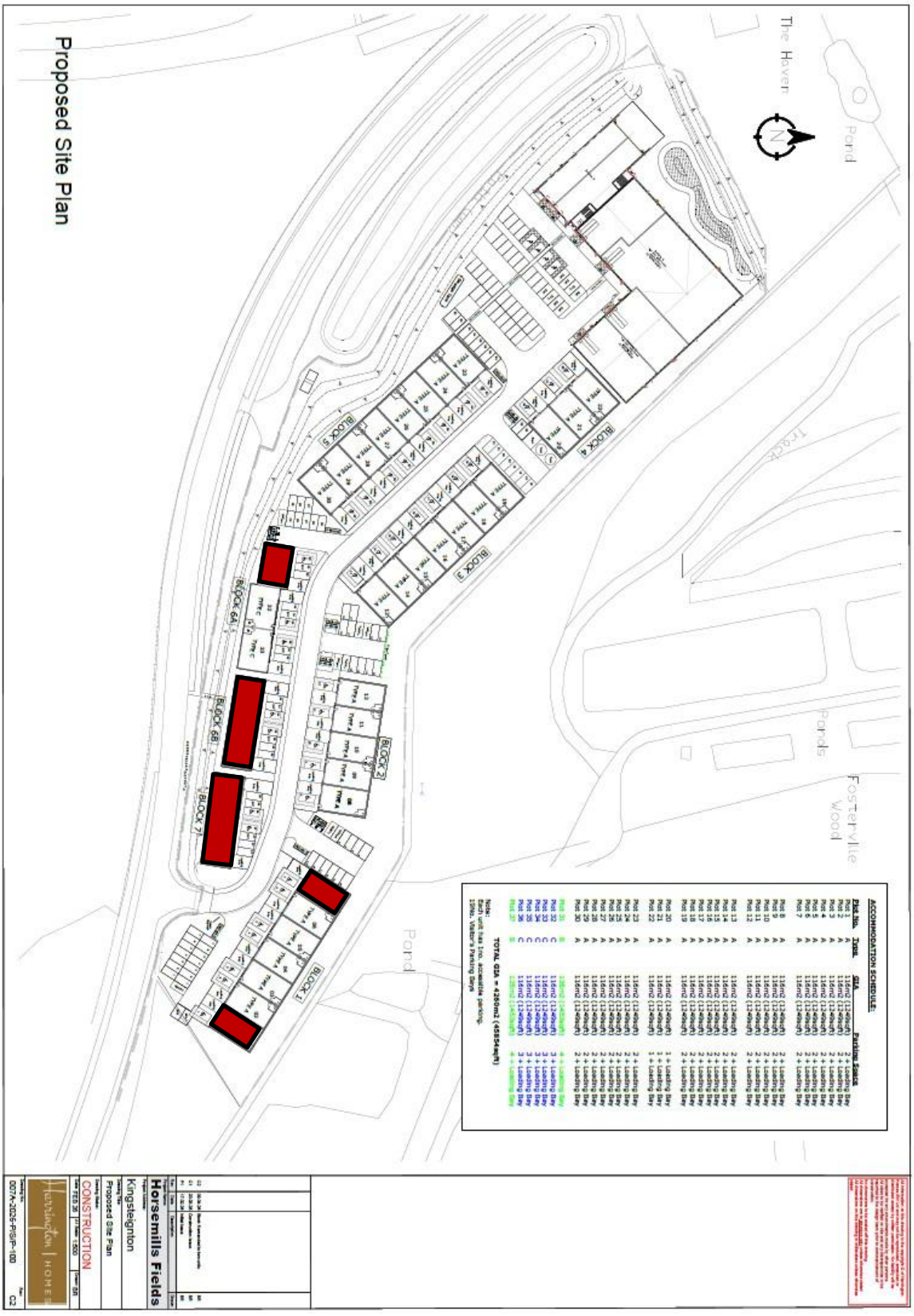
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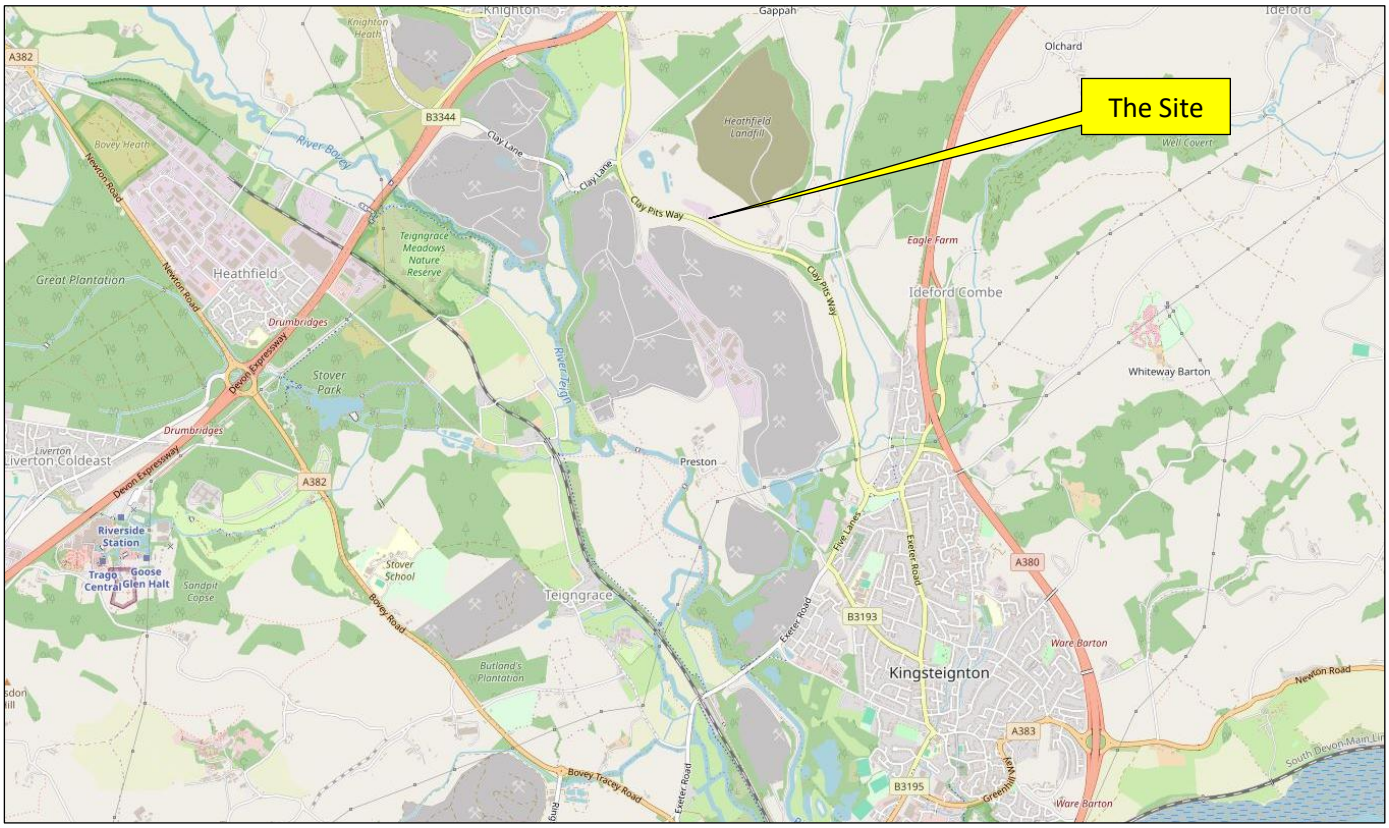


Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be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