

TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES AND LARGE YARD / PARKING AREA

Warehouse of approx. 640 sq.m (6,893 sq.ft) with Offices of 87 sq.m (934 sq.ft) plus covered loading bay totalling 727 sq.m (7,825 sq.ft) and Yard of 672 sq.m (7,233 sq.ft)

UNIT 1 ANCHOR BUILDINGS, BATTLE ROAD, HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6RY



Well located Industrial / Warehouse Unit conveniently located fronting Battle Road which is the main spine road leading through the busy Heathfield Industrial Estate with the benefit of large Yard / Parking area to the front. The Heathfield Industrial Estate is popular due to its easy access to the A38 dual carriageway. The premises have good vehicular access with a range of Offices to the front and are suitable for a wide variety of potential occupiers including scaffolders, plant or vehicle hire or a tenant requiring external material storage.

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SITUATION AND DESCRIPTION

The Anchor Buildings front Battle Road, the main estate spine road running through the centre of the Estate linking the Bovey Straight to Old Newton Road. Heathfield occupies a most convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making it a favoured site for businesses covering the whole of Devon, and benefiting from its central and strategic location. Exeter is approximately 18 miles distant, with Plymouth 40 miles distant. Other local business centres are Newton Abbot (5 miles) and Torquay (12 miles) distant.

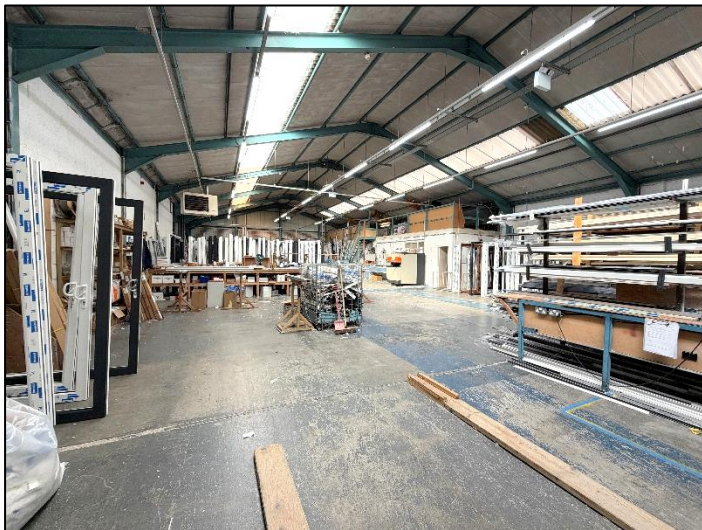
This well located unit offers both spacious Industrial / Warehouse space together with a range of Offices, but also benefiting from a large secure and fenced Yard area to the front ideal for material or vehicle parking or storage. The Unit would therefore suit a wide variety of different users, subject to the usual consents, including light industrial, manufacture or as a trade counter Unit.

ACCOMMODATION

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

Workshop No 1 **32.11m x 15.27m (105'4" x 50'1") max**

Accessed via a roller shutter door from workshop No 2 and the loading bay. Overhead lighting. Translucent roof lights. Concrete floor. Minimum eaves 4m (13') rising to 5.8m (19') in the centre.



Gents Toilet

2 wash hand basins plus 2 WC cubicles. Window. Tiled floor. Part tiled walls.

Kitchen / Staff Room **7.25m x 3.02m (23'9" x 9'11") max**

Range of base units with worktop and inset stainless steel sink with single drainer. Space for fridge under. Window. Radiator. Tiled splashback. Strip lighting. Glazed panel to workshop area.



Secondary Tea Point **3.08m x 1.62m (10'12" x 5'4") max**

Worktop with inset stainless steel sink unit with single drainer. Cupboards under. Tiled splashback. Wall mounted gas fired central heating boiler.

Workshop No 2 **9.24m x 5.5m (30'4" x 18'1") max**

Accessed via the roller shutter door from the front courtyard area through the open fronted loading bay and then providing access to workshop No 1 and No 3 through wide forklift openings.

Workshop No 3 **9.39m x 9.20m (30'9" x 30'2") max**

Translucent roof lights offering good natural light. Overhead lighting. Concrete floor. Power as fitted.

Store

3.69m x 3.47m (12'1" x 11'4") max
Useful storage area. Light and power as fitted.

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Covered Loading Bay **10.08m x 4.0m (33'1" x 13'2") max**
Open fronted and covered loading bay. Roller shutter door and adjoining sliding door (not currently used)



Offices

To the front of the workshop space accessed off the Yard and car parking area is a door to

Reception **4.27m x 2.40m (14'0" x 7'10") max**
Radiator. Doors to ...

Office No 1 **4.27m x 2.40m (14'0" x 7'10") max**
Large window to front. Radiator. Carpeted. LED overhead lighting. Power as fitted. Constructed within is

Office No2 **3.77m x 3.57m (12'4" x 11'8") max**
Window to front. Radiator. LED lighting and power as fitted.



Ladies Toilets

2 wash hand basins. 2 WC cubicles. Tiled floor. Window. Radiator. Part tiled walls.

Office No 3 **4.50m x 3.63m (14'9" x 11'11") max**
Large window to front. Strip lighting. Carpeted. Radiator.

Office No 4 **4.50m x 2.24m (14'9" x 7'4") max**
Window to one end. Radiator. Power and light as fitted. Carpeted. Useful storage cupboard.

Mezzanine Storage **17.78m x 2.99m (58'4" x 9'10") max**
Useful storage area over the office and kitchen / staff room.

EXTERNALLY **32m x 21m (105' x 69') max**
The buildings are located at the rear of the site with a large fenced Yard area to the front with double gates from Battle Road. This is a large area that offers useful car parking or storage space.



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RENT

A rent of £54,750 per annum is sought for these well-located Industrial Premises with a substantial Yard area to the front.

SERVICE CHARGE

A service charge exists for the maintenance of the common areas and services, at £650 per annum.

LEASE

A new 6 year FRI lease is available with a rent review at the end of the third year. A tenant only break clause is also available on the third anniversary if required. The lease will be contracted outside of the Landlord and Tenant Act.

RATES

Rateable Value £49,500 (2026 Valuation)

To obtain the Business rates payable, please contact the Business rates Department at Teignbridge District Council (01626 361101)

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested with a summary below. A full version is available to download from the web site. The rating is: D 76

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful tenant will be required to provide proof of identity to satisfy the Anti Money Laundering requirements when Heads of Term are agreed



VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0950)

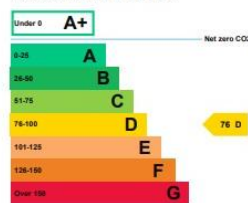


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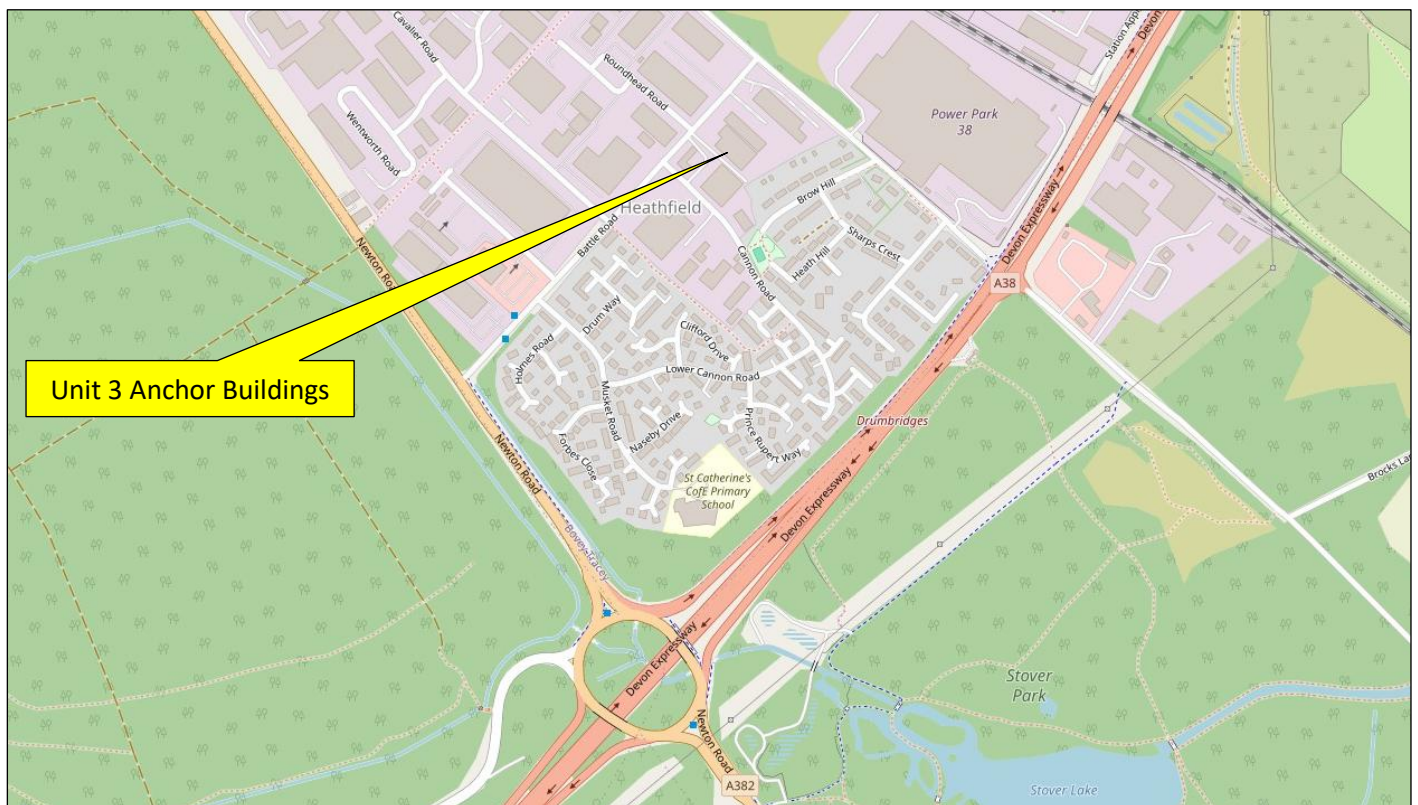
Web. www.noonroberts.co.uk

Energy performance certificate (EPC)		
Palme South West Ltd Unit 1 Anchor Buildings, Battle Road Heathfield Industrial Estate NEWTON ABBOT TQ12 8RV	Energy rating D	Valid until: 6 January 2029 Certificate number: 0296-0490-4630-4200-7103
Property type	B2 to B7 General Industrial and Special Industrial Groups	
Total floor area	770 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		
If typical of the existing stock		

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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.