INDUSTRIAL
OFFICE
RETAIL

Noon Roberts
PROPERTY CONSULTANTS

TO LET

LIGHT INDUSTRIAL / STORAGE UNIT WITH PARKING IN A CONVENIENT RURAL LOCATION

Approx. 105.5 sq.m (1,135 sq.ft) with 2 parking spaces

UNIT 2 GIDLEYS MEADOW BUSINESS PARK, CHRISTOW, EXETER, DEVON, EX6 7QB



The Unit comprises a detached light Industrial / Storage unit as part of a landscaped development within the Teign Valley on the edge of Christow, just 6 miles from the A38 at Chudleigh, or 9 miles from Exeter. The Business Park has a mix users, including manufacturing, distribution and offices. The premises offer flexible space, and are suitable for a variety of uses subject to the usual consents.

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Ceramic House,
Pottery Road, Bovey Tracey,
Devon, TQ13 9TZ

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SITUATION AND DESCRIPTION

The Gidleys Meadow Business Park is a busy estate located on the edge of the village of Christow in the popular Teign Valley, offering a landscaped setting in a lovely semi-rural location but just 5 miles from the A38 Dual Carriageway linking Exeter to Plymouth, and Exeter City centre. The units offer flexible space, some of which have offices and mezzanine floors, with allocated car parking to the front. Each unit has roller shutter door offering good vehicular access. The units are suitable for a variety of potential uses.

The Teign Valley is located to the south west of Exter, and within easy reach of a number of towns offering local amenities including Chudleigh and Bovey Tracey, with the larger town of Newton Abbot approximately 11 miles distant, and the historic Cathedral City of Exeter which is 9 miles distant and forms the main administrative centre for the County of Devon. The unit would suit a variety of different users including Industrial, light manufacture and assembly, Warehousing or Internet Fulfilment.

ACCOMMODATION

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

Workshop **15.84m x 6.66m (51'11" x 21'10") max**

The unit is accessed from the forecourt via 2 pedestrian doors or roller shutter door (3.6m high x 2.74m wide) providing good vehicular access. Concrete floor. Windows to 3 elevations. Overhead lighting and power as fitted.







Toilet

Comprising two WC cubicles with wash hand basin.

EXTERNALLY

To the side of the unit are 2 allocated car parking spaces.

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available. We also understand that BT Superfast Broadband is available.

RENT

A rent of £10,950 pax is sought for this useful sized unit in a pleasant rural location.

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the third year. The lease will be contracted outside the Landlord and Tenant Act. The tenants will be required to reimburse the landlords for the buildings insurance premium.

SERVICE CHARGE

A service charge is payable towards the costs of maintaining the common services and landscaping on the site. The charge for the current year is approximately £300 per annum.

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RENT DEPOSIT

The Landlords will require a 3 months rent deposit to be held for the duration of the lease.

RATES

Rateable Value: - £8,100 (2026 Valuation)

We understand 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 the premises qualify for this discount please contact Teignbridge District Council Business Rates Department (01626 361101)

LEGAL COSTS

Each party to be responsible for their own legal costs involved in setting up the new lease.

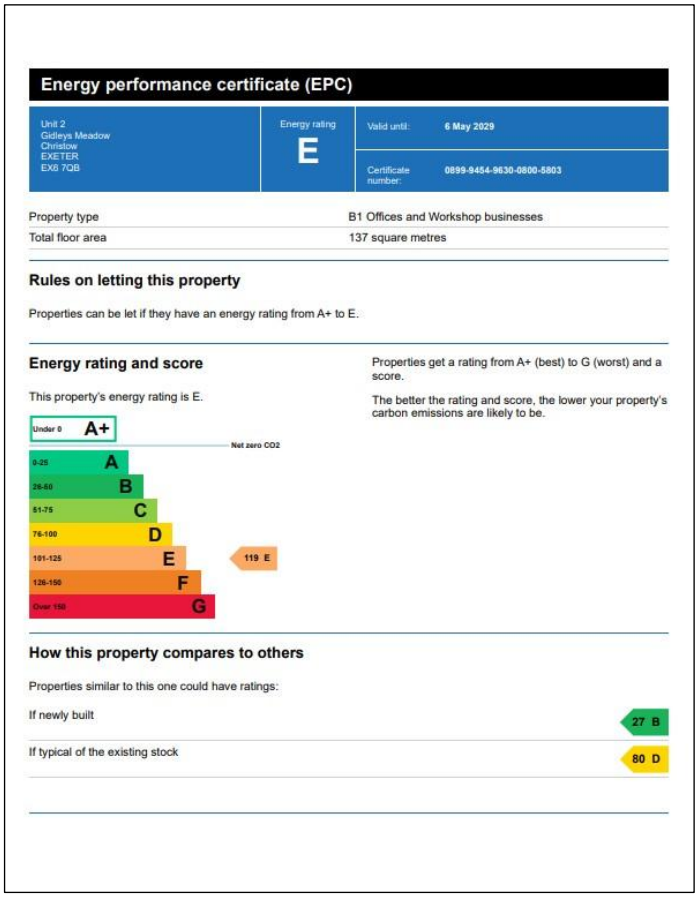
ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained for the premises, a full copy can be download from the web site. The rating is: E 119

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0956)

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Mob. 07831 273148
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Energy performance certificate (EPC)

Unit 2
Gidleys Meadow
Christow
EXETER
EX6 7QB

Energy rating: E

Valid until: 6 May 2029

Certificate number: 0899-9454-9630-0800-5803

Property type	B1 Offices and Workshop businesses
Total floor area	137 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 E.

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.

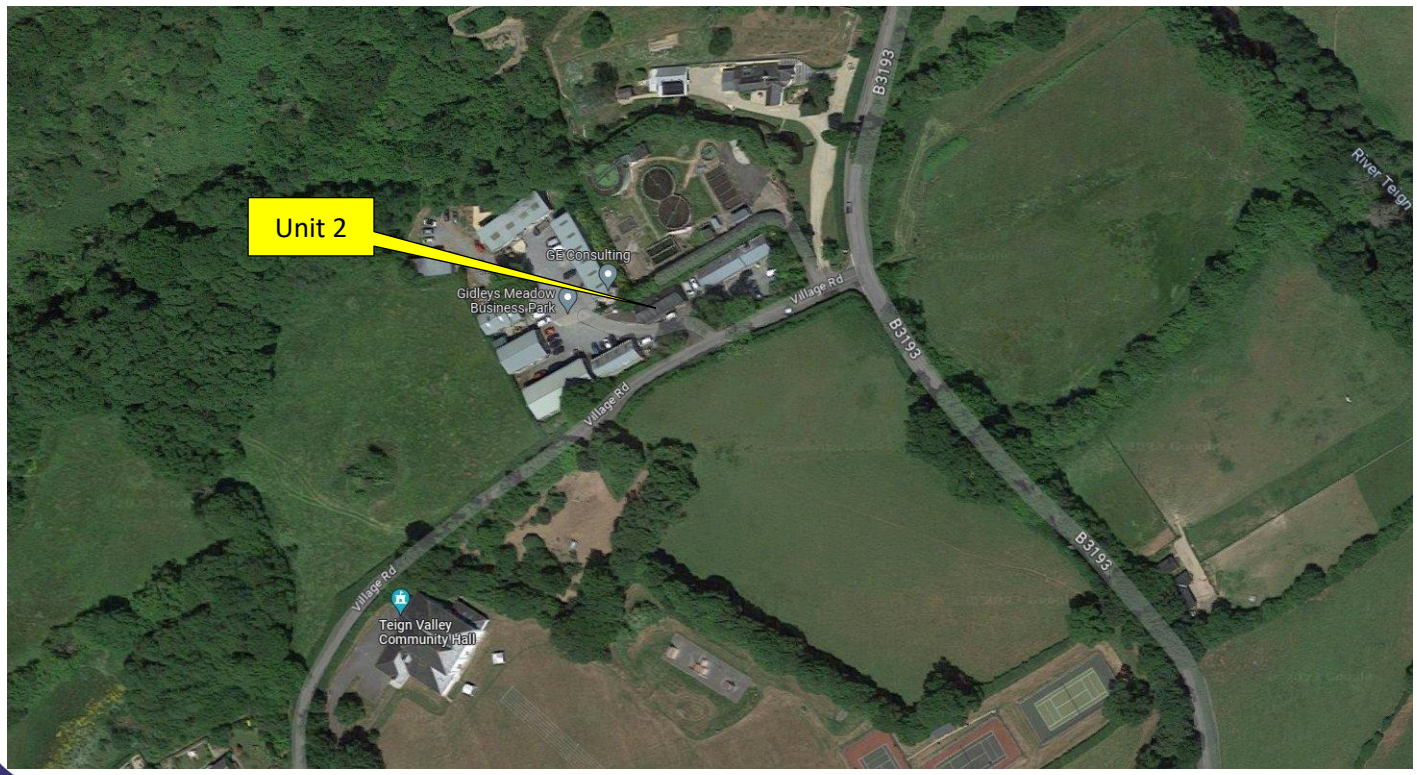
Under 0 A+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E 119 E
126-150 F
Over 150 G

How this property compares to others

Properties similar to this one could have ratings:

If newly built 27 B

If typical of the existing stock 80 D



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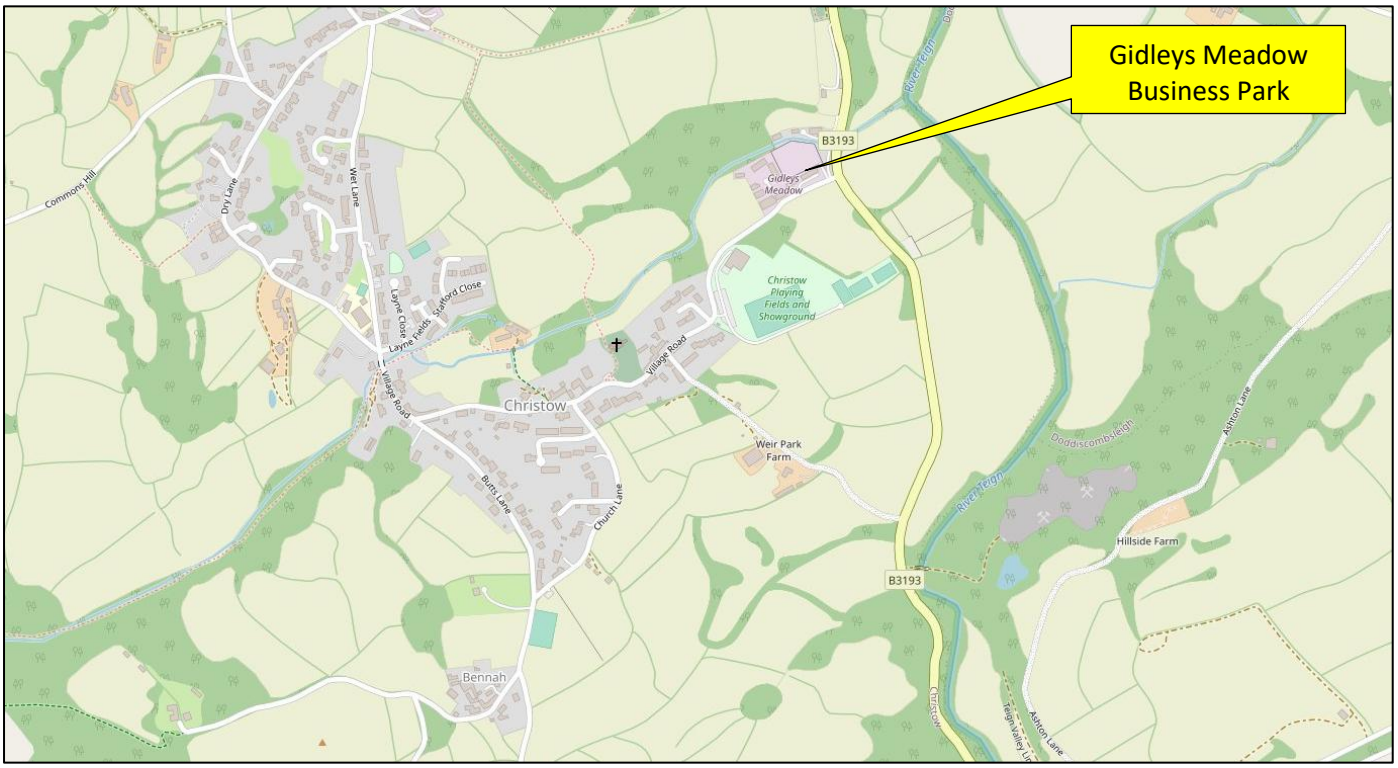
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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