



**Lambert
Smith
Hampton**

01392 880 180
www.lsh.co.uk

To Let

Industrial

Secure Self-Contained Industrial Unit on a Well Established Business Park

Cox's Unit, King Charles Business Park, Old Newton Road, Heathfield, Newton Abbot TQ12 6UT



- 690 - 1,380 Sq Ft (64.1 - 128.2 Sq M)
- Two roller shutter doors (able to be divided into two separate units)
- Secure yard to the front
- Excellent access to A38 just c.1.2 miles to the south

Lambert Smith Hampton

Lynx House, Pynes Hill, Exeter EX2 5JL T +44 (0)1392 880180

Location



Cox's Unit is situated on the well established King Charles Business Park, just off old Newton Road leading from the main trunk road of the Estate and close to Bovey Tracey.

Heathfield occupies a 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 benefitting from its central and strategic location. Exeter is approximately 16 miles to the North, with Plymouth approximately 32 miles to the South. Newton Abbot is approximately 5 miles to the South East.

Description

The premises comprise a detached steel portal framed warehouse with apexed roof incorporating translucent panels. The elevations are fully metal clad with the front incorporating 2 full height HGV access doors, and pedestrian entrances. The building lends itself well to be split in to two units.

- Office/reception area with desk
- Suspended lighting in warehouse
- WC facilities
- Two full height roller shutter doors
- Completely enclosed palisade fencing and secure yard

Accommodation

The accommodation comprises of the following:

Accommodation	Sq Ft	Sq M
Unit depth	25.2	7.67
Unit width	54.9	16.72
Total	1,380	128.24

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We have gained the following information from the Valuation Office website.

YOU ARE ADVISED TO CHECK.

Rateable Value: £9,800

Rates Payable: £4,831

Small business rate relief may be available, please check.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

The property is able to be split into two units.

Services

We understand that mains water, drainage and electricity (3 phase subject to connection) are available to the premises, on a sub metered basis.

EPC

The building has an EPC rating of E(104). Certificate available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Joe Leeming
Lambert Smith Hampton
01392 880180
07525 631773
jleeming@lsh.co.uk

August 2016

**Lambert
Smith
Hampton**

01392 880 180
www.lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.