

TO LET

GROUND AND FIRST FLOOR OFFICE SUITES WITH PARKING ON A LANDSCAPED SITE CLOSE TO THE A38

Ground Floor of approx. 64 sq.m (690 sq.ft) with 64 sq.m (690 sq.ft) on First Floor so totalling 128 sq.m (1,377 sq.ft) plus 1 parking space and shared visitor space

**PHASE 2, ROCKLANDS BUSINESS PARK, OXENCOMBE ROAD,
CHUDLEIGH, DEVON, TQ13 0GT**



An exciting opportunity to take a new lease on one of these Business / Studio / Office Units either as a whole or floor by floor in this brand-new development. The site is located on the edge of Chudleigh, with easy access to the A38 dual carriageway. Each building is arranged on Ground and First floors with 3 allocated car parking spaces. The buildings would suit a variety of potential users including Office use plus Medical uses such as a Chiropractor or Beauty and Nail technicians or consultation rooms.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The site is located just outside Chudleigh, close to the A38, and with easy access to Heathfield, Bovey Tracey and Newton Abbot all of which are within 5 miles distance. Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon and is approximately 12 miles distant. Exeter is a University City and the capital city and County town of Devon, having firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The development is located on the edge of Chudleigh, with access either from the town centre, or via Old Way which leads directly off the flyover bridge at the Chudleigh junction of the A38. Access is also easy to the A380 dual carriageway which links Newton Abbot to Torbay including Torquay, Paignton and Brixham.

The premises have been constructed to a high standard including feature brick elevations under a tiled roof with uPVC double glazed windows and doors. The units are constructed to offer highly insulated accommodation which will reduce annual running costs, and will include a PV installation providing electricity direct to the unit, plus a dedicated electric car charging point outside. Heating is via an eco-friendly Air Source Heat pump. The site is a new development adjoining the existing residential development, and offers self-contained Office buildings or floor by floor suites, which are suitable for a variety of potential occupiers.

ACCOMMODATION

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

GROUND FLOOR **12.34m x 5.20m (40'6" x 17'0") max**

Accessed either via a pair of glazed doors with glazed panel either side offering excellent natural light. Dado trunking to 3 walls with LED overhead lighting. Carpeted. 2 radiators. To the rear is a

Tea Point

Fitted with worktop with inset stainless steel sink unit with single drainer. Cupboards under. Space for fridge adjoining.

(Photos from similar units in Phase 1 for illustration)



Accessible Toilet

Low level WC suite with full DDA facilities. Wash basin and separate hand basin. Radiator. Vinyl flooring. Extractor Fan. Emergency Call alarm system.

FIRST FLOOR **12.34m x 5.20m (40'6" x 17'0") max**

Stairs from the ground floor to open plan office. Carpeted. Dado trunking to 3 walls for power and data. LED lighting. 2 large windows to the front. 2 radiators.

Tea Point

Fitted with worktop with inset stainless steel sink unit with single drainer. Cupboards under. Space for fridge adjoining.

Toilet

Low level WC suite with wash basin. Radiator. Vinyl flooring. Extractor Fan.

(Photos from similar units in Phase 1 for illustration)



EXTERNALLY

The building has 3 allocated car parking spaces to the front. This offers 1 space per floor plus a shared visitor space.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SERVICES

Mains water, drainage, electricity and fibre broadband are available to the premises. The costs of the above will be split 50/50 if the building is occupied floor by floor.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC will be provided, a summary will be provided below, and a full version can be downloaded from our web site. The rating for the building anticipated to be:- 1 A.

RATES

Rateable Value: - To be assessed on completion

We are advised 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 these premises qualify for this discount please contact Teignbridge District Council on 01626 361101.

RENT

A rent of £7,950 per annum plus VAT is sought for either the ground or first floors, with a combined rent of £14,950 for the building as a whole. Full details on request.

TENURE

A new 6 year FRI lease is available with an upwards only rent review at the end of the 3rd year, plus a tenant only break clause at the midway point providing 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

SERVICE CHARGE

A service charge will be payable for the external landscaping and maintenance plus any shared services on site.

LEGAL COSTS

A contribution of £395 plus VAT is required for the landlords costs in setting up a new lease.

VAT

VAT is payable on the rent and any service charge.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0930)



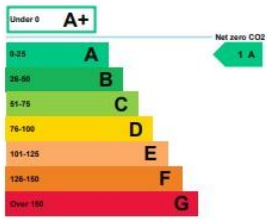
Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

Illustrative EPC from Phase 1

Energy performance certificate (EPC)		
Unit 14 Rocklands Business Park Oxencombe Road Chudleigh NEWTON ABBOT TQ13 0GT	Energy rating A	Valid until: 17 December 2035 Certificate number: 2908-3515-4384-7730-8904
Property type		Offices and Workshop Businesses
Total floor area		106 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		Properties get a rating from A+ (best) to G (worst) and a score.
This property's energy rating is A.		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  8 A		
If typical of the existing stock  33 B		



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



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.