

# To Let

**Warehouse and Distribution Depot  
with Self Contained Offices**

**Available Spring / Summer 2021**

**In Total 2,085.58 Sq.m. (22,443 Sq.ft.)**



**2 Roundhead Road, Heathfield Industrial Estate,  
Newton Abbot, Devon TQ12 6UE**

### Location and Description:

Heathfield Industrial Estate is located approximately half a mile off the A38 Devon Expressway, between Exeter and Plymouth. Heathfield Estate is well established offering a variety of industrial, distribution and trade counter occupiers.

The premises comprise a modern detached warehouse with self contained office accommodation to the front. The building is constructed of steel portal frames with part brick and block cavity walls. The warehouse benefits from a solid concrete floor and six roller shutter doors, two at the rear and four to the side. The minimum eaves height is 6.40 metres.

The front section of the building provides two storey office and ancillary accommodation. There are a number of separate offices on the ground and first floors, together with a kitchenette / staff room and ladies & gents toilet facilities. The offices have double glazed windows to the front with an excellent level of sound proofing to the warehouse. There is also a concrete mezzanine (above the first floor offices) accessed from the warehouse which provides additional useful storage and a showroom / office (with suspended ceiling and double glazed windows).

The site extends to approximately one and a half acres, with circa 28 car parking spaces to the front, two large loading bays to the side, and 14 large parking bays for lorries at the rear. The rear yard / parking area measures approx. 51m wide by 27m deep thus providing an outside area of circa 1,377 square metres (14,822 square feet).

The site also benefits from a Solar Power Array producing over 100,000kWh per annum of clean solar energy to be provided to the tenant at a heavily discounted price versus market. Further details are available from the Agents upon request.

### Accommodation:

The building comprising warehouse and offices has a Gross Internal Area of approximately 1,875.72 square metres (20,185 square feet). This area includes the ground floor offices and staff room / kitchen which extend to 72.99 square metres (785 square feet). In addition, the first floor offices total 105.29 square metres (1,133 square feet), and the concrete mezzanine above here provides a useful showroom / office of 74.43 square metres (801 square feet) and further store of 30.14 square metres (324 square feet).

Accommodation	Metric (sq.m)	Imperial (sq.ft)
Warehouse (including ground floor office / ancillary)	1,875.72	20,185
First floor offices	105.29	1,133
Mezzanine - showroom / office	74.43	801
Mezzanine - store	30.14	324
<b>TOTAL</b>	<b>2,085.58</b>	<b>22,443</b>

### Lease Terms:

The premises are available by way of a new Full Repairing & Insuring lease on terms to be agreed at an initial rent of £109,950 per annum exclusive.

### VAT:

We understand that VAT is applicable at the standard rate.

**Business Rates:**

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value:	£73,500
Rates Payable for 2020 / 2021:	£37,632

**Legal Costs:**

Each party to be responsible for their own legal costs incurred with the preparation of the lease.

**Energy Performance Certificate (EPC):**

The energy performance certificate rating is B48. The full certificate and recommendations can be provided on request.

**Money Laundering Regulation Compliance:**

In order to comply with UK Money Laundering Regulations 2017, Haarer Goss will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and any other required documents.

**Viewing:**

For further information, or to view the premises, please contact the sole agents, Haarer Goss.

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## Location Plans – Roundhead Road, Newton Abbot

