

FOR SALE/TO LET

On Flexible Terms LIGHT INDUSTRIAL / WAREHOUSE UNIT

Approx 372.4 sq m (4009 sq ft) plus first floor offices of 38.31 sq m (412 sq ft), therefore totalling some 410.7 sq m (4,420 sq ft)

**UNIT 4, AMY HOUSE
CAVALIER ROAD
HEATHFIELD
DEVON**



The premises comprise an end terrace industrial/warehouse unit, with ample parking in a central location on the popular Heathfield Industrial Estate.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

The premises occupy a most convenient position on the Heathfield Industrial Estate, strategically located adjoining the A38 Exeter to Plymouth dual carriageway. This links with the M5 motorway at Exeter providing excellent communications to Bristol, London and the country's motorway network.

Other local business centres are at Newton Abbot which is 5 miles distant, Torquay 12 miles, Exeter 15 miles and Plymouth 30 miles, making this an ideal location for companies that need to cover the Devon area including North Devon, Torbay, South Devon and East Devon.

The unit would suit a variety of different users, subject to the usual consents, including industrial, light manufacture, warehousing or a trade counter use.

ACCOMMODATION

Brief details of the accommodation are as follows:-

Workshop 30.78m x 12.10m (101' x 39'8")

The unit is accessed either via a full height roller shutter door or a pedestrian door into the offices. Overhead Sodium lighting and power points as fitted. Powermatic oil fired hot air blower. Constructed within the unit is the following: -

Office / Store 2.32m x 2.23m (7'8" x 7'4")

Strip light; power as fitted; door and window to factory.

Reception / Office 1 5.35m x 2.96m (17'6" x 9'9")

Glazed door and side window off car park area. Strip lighting. Work-station as fitted. Night store heater.

Office No 2 5.35m x 3.77m (17'6" x 12'4")

Large window overlooking car park; window over reception; door to reception; strip lights; power points as fitted. Night store heater

Ladies WC

Low level WC suite and wash hand basin.

Gents WC

Low level WC suite, 2 urinals and a wash hand basin.

Metal staircase leads up to the first floor and the following

Office No 3 2.57m x 2.26m (8'5" x 7'5")

Strip lights as fitted. Power points as fitted. Window overlooking factory area.

Office No 4 5.12m x 3.15m (16'9" x 10'4")

Windows overlooking factory. Strip lights. Power points as fitted.

Office No 5/Rest Room 3.14m x 2.56m (10'4" x 8'4")

Window overlooking factory. Strip lights. Power points as fitted.

Store No 1 2.2m x 1.9m (7'3" x 6'3")

Useful walk-in storage. Shelving to three walls. Strip light.

Store No 2 2.2m x 1.9m (7'3" x 6'3")

Useful walk-in storage. Shelving to three walls. Strip light.

EXTERNALLY

To the front of the unit is a large loading and unloading area with reserved car parking for up to 10 vehicles plus a lorry loading/unloading area.

PROPOSAL

A new flexible licence/lease is available for a term of 6 months or more. Rent on application.

Alternatively, offers are invited in the region of **£215,000 for the freehold** with vacant possession on completion.

RATES

Rateable Value	£17,000	(2007 - 2008)
Rates Payable	£7,548.00	(2007 - 2008)

SERVICES

Mains water, drainage and electricity (including 3 phase) are available.

LEGAL COSTS

Tenant to pay a contribution towards the landlord's legal costs. The precise figures will depend on the length of the licence/lease.

VIEWING

Strictly by prior appointment only with the landlord's sole agent for the attention of John Daborn or Mike Henderson.



Property ref: 60-2875

Drew Pearce, 14 Cathedral Close, Exeter, Devon EX1 1HA Tel: 01392 20 1748 Fax: 01392 20 5009
Email: commercial@drewpearce.co.uk www.drewpearce.co.uk

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales 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 DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property. **Floorplan For Illustrative Purposes Only.** Please note that DREW PEARCE 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 DREW PEARCE.