

Soon To Be  
Refurbished

NEWTON ABBOT



UNIT 3

INDUSTRIAL / WAREHOUSE UNIT

**TO LET**

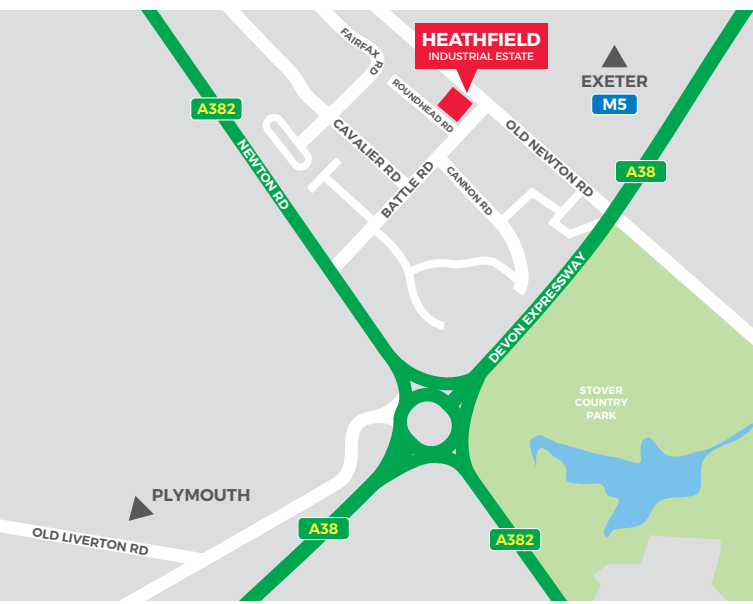
7,469 ft<sup>2</sup> (694 m<sup>2</sup>)

[www.ipif.com/heathfield](http://www.ipif.com/heathfield)



**HEATHFIELD INDUSTRIAL ESTATE**  
BATTLE ROAD, NEWTON ABBOT, TQ12 6RY





### LOCATION

Heathfield Industrial Estate is located adjacent to the A38 Devon Expressway, approximately 4 miles (6 km) to the northwest of Newton Abbot and 2.5 miles (4 km) to the southeast of Bovey Tracey. The A38 Devon Expressway provides a dual carriageway link to the M5 at Exeter, which is 15 miles (24 km) to the northeast, and Plymouth, which is 30 miles (48 km) to the southwest.

The subject property is situated at the north end of Battle Road, which is the main road into the Heathfield Industrial Estate, close to its junction with Old Newton Road.

### DESCRIPTION

Unit 3 forms part of a terrace of industrial / distribution units. The building is of steel portal frame construction with an eaves height of approximately 6.7 m (22 ft). The unit has solid concrete powder floated floor and internal blockwork walls to approximately 2.5 m (9 ft) with pvc coated, profile sheet cladding above.

### SPECIFICATION

- Eaves height 6.7 m
- First floor office
- Personnel entrance
- Loading door
- WC's
- Allocated parking

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 3	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	640.5	6,893	
First Floor	53.5	576	D-99
<b>Total</b>	<b>694</b>	<b>7,469</b>	

### LEASE TERMS

The unit is available on new full repairing and insuring lease.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

EPC's are available on request.



**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the landlord

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