

## UNIT 2B RAPIER COURT

To Let

Sabre Close, Heathfield, Newton Abbot, TQ12 6TW

REF S/430



PHOTO TAKEN FEBRUARY 2026

### Industrial Premises

- Currently Fitted Out For Refrigerated Goods
- 272.2 SQ.M. (2,930 SQ.FT.)
- Popular Commercial Estate Close To the A38
- Available Without The Refrigeration If Preferred

**£22,000 Per Annum**



## LOCATION

The premises are located on the on the popular and well established Heathfield Industrial Estate, just off the A38 Devon Expressway approximately 16 miles from Exeter and some 4 miles from Newton Abbot. The estate is home to a number of national, regional and local businesses, including Mole Valley Farmers, Yodel and Gregorys Distribution.

## DESCRIPTION

The premises comprise an early 1990's industrial/warehouse development of steel portal frame construction with insulated profile steel cladding. Unit 2B is largely fitted out with freezer, chiller and food preparation facilities on the ground floor with office and ancillary space on the mezzanine level. The Landlord will remove the refrigeration units if not required.

## ACCOMMODATION (Approximate GIA)

Ground Floor 226.6 sq.m. (2,439 sq. ft)  
Mezzanine 45.6 sq.m. ( 491 sq.ft.)

## EPC

Energy Performance Certificate – Band E - Rating 122

## SERVICES

It is understood that the premises benefit from mains electricity (three phase), water and drainage.

## PLANNING

It is understood that the premises currently have consent for use as a workshop or warehouse falling within Use Classes B2, B8 and E. Interested parties are advised to contact the Local Planning Authority Teignbridge District Council on 01626 216200.

## TENURE

The premises are offered on a new effectively FRI lease on terms to be agreed.

## RENT

£22,000 per annum (£1,833 per month)

## SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred.

## RATES

Rateable Value - £27,250. Current UBR 43.2p  
Teignbridge District Council on 01626 216200  
Local Authority Reference – 079967

## VAT

The rent will be subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

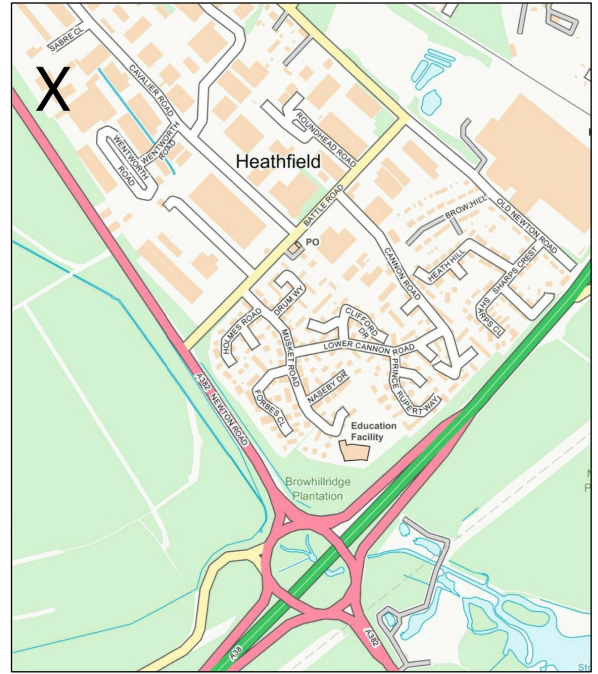
Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

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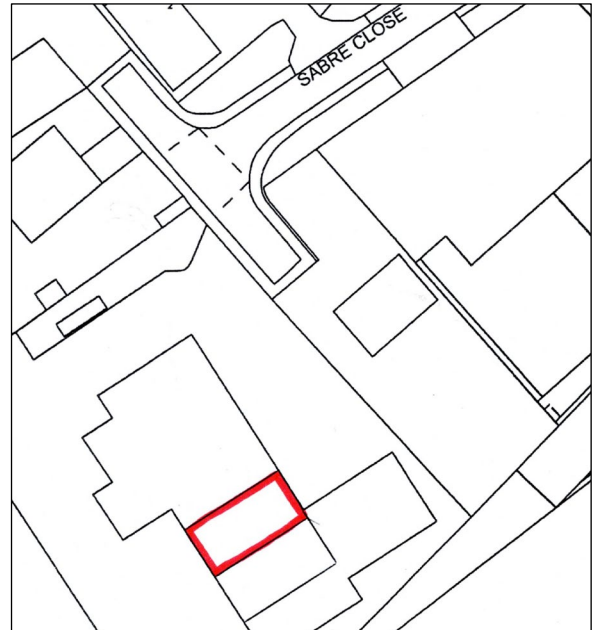
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING DOWN SABRE CLOSE

