alder king
PROPERTY CONSULTANTS

MULTI-LET INDUSTRIAL & STORAGE INVESTMENT

Westcountry Storage Solutions

The Old Quarry, Caton, Ashburton
Newton Abbot, TQ13 7LH

WAREHOUSING · OFFICES · CONTAINER STORAGE



£3.0m
GUIDE PRICE

9.85%
NET INITIAL YIELD

£314,686 pa
TOTAL INCOME

2.87 acres
FREEHOLD SITE

INVESTMENT CASE

Investment Summary

£314,686 pa

PASSING INCOME

3.47 years

WAULT (excluding income from container storage yard)

£3.0m

QUOTING PRICE

9.85% NIY · costs 6.45%

Multi-let industrial and storage investment

extending to approximately 2.87 acres in a strategic South Devon location.

Direct A38 access

linking Exeter, the M5 and Plymouth.

Approximately 35,000 sq ft

of warehousing, offices and open storage built to a modern industrial specification.

Diversified tenant base

across industrial, logistics and office occupiers, spreading covenant risk.

Passing rent of £314,686 pa

comprising £216,936 pa from the multi-let industrial estate and a NOI of c.£97,750 pa from the container storage yard.

Freehold opportunity

with secure income, an attractive lot size and asset-management / reversionary upside.





SOUTH DEVON

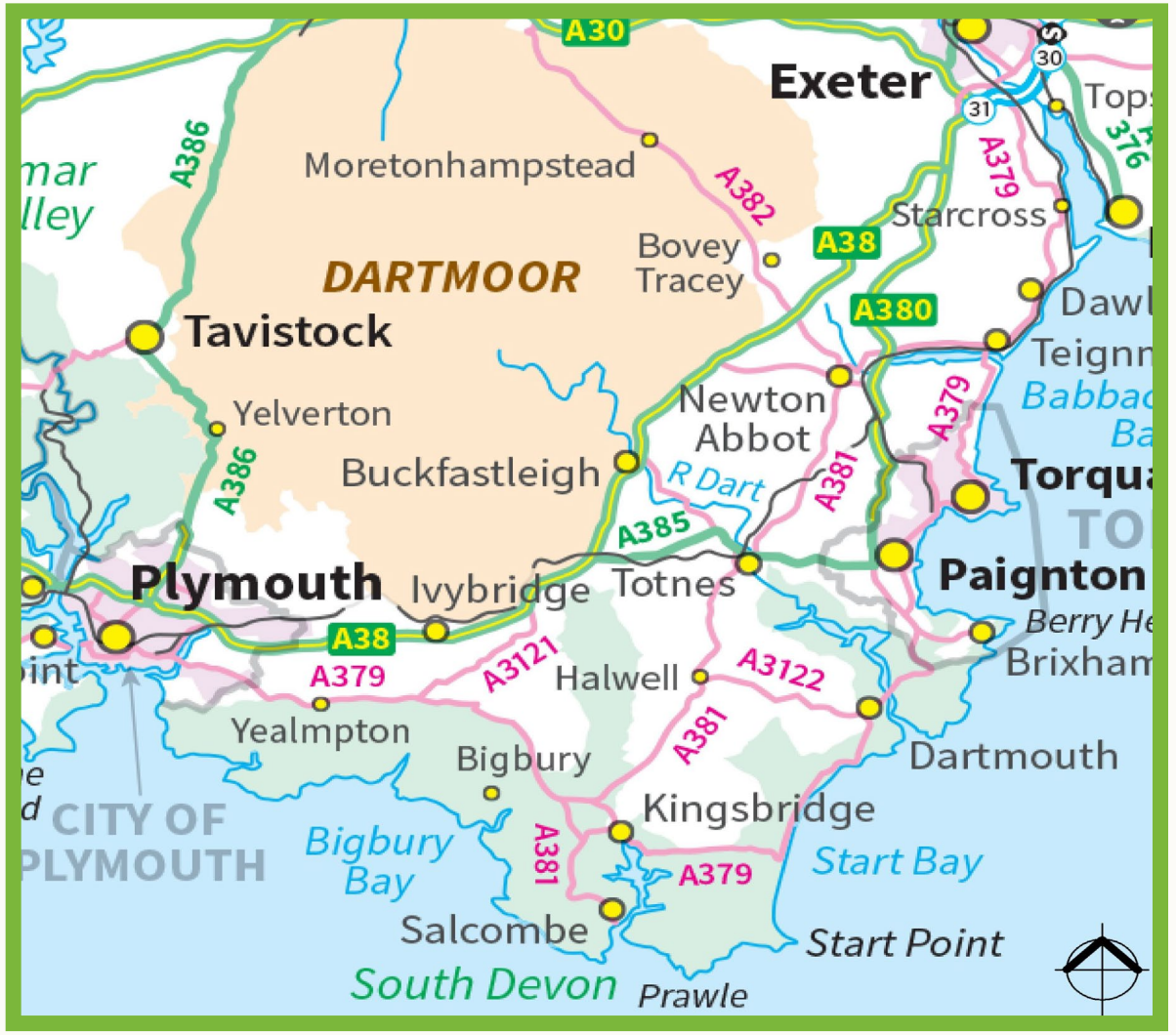
The Property Location

The Old Quarry is at Caton, Ashburton, with convenient access to the A38 Devon Expressway approximately 3 miles south.

The A38 provides direct dual-carriageway links to Exeter and Junction 31 of the M5, both approximately 17 miles away, and Plymouth 25 miles west.

Ashburton is a well-established market town with day-to-day amenities. Newton Abbot is approximately 8 miles south-east and has mainline services to Exeter, Plymouth and London Paddington.

CONNECTED BY ROAD & RAIL



A38	M5 / EXETER	PLYMOUTH	NEWTON ABBOT
3 miles south	17 miles	25 miles	8 miles

THE OLD QUARRY

The Property Situation

The property comprises approximately 2.87 acres of warehousing, office and open storage.

At the entrance, immediately left, the container storage site extends to approximately 0.75 acres of gravel hardstanding, with a secure gated entrance and around 90 storage containers.

The main industrial estate provides high-quality units with minimum 5m eaves, roller-shutter and pedestrian access, automatic lighting and 3-phase power throughout.



0.75 acres
CONTAINER YARD

c.90
STORAGE CONTAINERS

5m
MINIMUM EAVES

3-phase
POWER

TENANCY SCHEDULE

WAULT 3.47 years (excluding container yard) · multi-let industrial estate and container storage yard

Description	Tenant	Area (sq. ft)	Lease Term	Lease Break	Expiry	Rent pa	Comments
The Storage Warehouse	Oasis Ltd	22,794	10 years	N/A	21/01/2031	£101,803	Schedule of condition Outside 1954 Act.
Unit 2 (The Old Store)	TM Auto Parts Ltd	1,280	6 years	27/01/2029	26/01/2032	£10,950	Rent review 27/01/2029 Outside 1954 Act.
Rear of Unit A & Office 4	Apetito Ltd	2,560	10 years	N/A	02/07/2029	£35,202	Rent comprises £26,075.58pa plus additional £8,086.89 (yard) and £1,040 (2 parking spaces) under separate agreement. Outside 1954 Act.
Units 1A & 1B	Tor Imports Ltd	4,357	10 years	N/A	01/10/2027	£40,090	A new reversionary lease has been agreed at a rent of £43,097. Break 2032, expiry 2037.
Office 4	Oasis Ltd	609	10 years	N/A	21/01/2031	£3,891	Schedule of condition Outside 1954 Act.
Front of Unit A & Unit 7	Cigar Co Ltd	2,252	6 years	N/A	06/11/2029	£16,500	Schedule of condition Outside the 1954 Act.
Office 5 & 7	Tor Imports Ltd	549	10 years	16/10/2029 Mutual	16/10/2034	£8,500	Rent review 17/10/2029 Schedule of condition.
Office 1,3 & 6	Headland Services Ltd	534					Currently occupied by the Vendor - will be offered with VP upon sale.
INDUSTRIAL ESTATE SUBTOTAL		**34,935**				**£216,936**	
Container Storage Yard - approx. 90 containers	Various licencees	c.0.75 acres	Licences			c.£97,750	Standard form of licence – rent stated reflects the approximate net operating income of the container rental business after deducting running costs.
TOTAL		**34,935 sq ft + container yard**				**£314,686**	

Industrial estate rent £216,936 pa plus c.£97,750 pa from the Container Storage Yard, let on various licences.

FREEHOLD INVESTMENT

Property Information

EPC

Energy Performance Certificates are available to download from the data room

DATA ROOM

Access to the data room is available on request

VAT

The property is elected for VAT and the sale is anticipated to be treated as a Transfer of a Going Concern.









PROPOSAL

Offers are sought in excess of £3,00,000 (Three Million Pounds) for the freehold interest. A purchase at this level would reflect a net initial yield of 9.85% assuming standard purchaser's costs of 6.45%.

£3,000,000 | **9.85% NIY**

Alder King Investment Calculator

www.alderking.com/investment-calculator

AK Ref: NS/102454 **Date: 11/2026** **Subject to Contract**

Further Information

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