

Aaron Fox

TO LET

WORKSHOP/STORAGE UNIT

Approximately 180.22 sq.m. (1,940 sq.ft.)

**UNIT 1 CREEDY VALE
DOWN END, LORDS MEADOW INDUSTRIAL
ESTATE, CREDITON**



Ref 0259

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises are located on the popular industrial estate of Lords Meadow close to the town centre of Crediton. The market town is located on the A377 approximately 7 miles north west of the county town of Exeter with its connections via junctions 29 & 30 to the M5 motorway network.

The industrial estate is the principle employment area within the town and is home to occupiers such as Graphic, Adaero Precision Components and Mid Devon District Council's Leisure Centre. Creedy Vale is a development of two facing terraces of similar units with a central shared yard and communal access and parking areas. There is ample HGV turning and loading areas with each unit having its own sliding shutter door and loading ramp. The premises would suit a variety of potential users, having most recently been used by a small manufacturing company.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

| | Metric | Imperial |
|----------------|---------------------|---------------------|
| Unit Max Depth | 15.36m | 50'5" |
| Unit Max Width | 11.73m | 38'6" |
| Total | 180.22 sq.m. | 1,940 sq.ft. |

The unit comprises an end terraced standard light industrial unit, constructed in block with steel frame under a pitched roof incorporating translucent panels. The elevations are part brick and clad with each unit having a sliding shutter HGV access door.

INTERNALLY

The accommodation comprises an open production area with block ground floor office incorporating a WC.

EXTERNALLY

Car parking is available immediately to the front of the unit. The central yard is of tarmac finish with the usual communal access and turning areas.

TENURE AND PRICE

The premises are available for TO LET on a 6 year lease with mid term review and break at an ingoing rental of £8,750 p.a. (£4.51 p.s.f.).

LEGAL COSTS

Each party are to bear their own legal costs.

SERVICES

Mains water, drainage and electricity available.

VAT

All prices quoted are plus VAT at the prevailing rate.

SERVICE CHARGE

A service charge is levied for the maintenance of the communal areas. The charge for the period 01/04/10 -31/03/11 for this unit is estimated at £275.63. YOU ARE ADVISED TO CHECK.

RATES

We have gained the following information via the Valuation Office web site YOU ARE ADVISED TO CHECK.

Rateable Value: £7,800
Rates payable £3,229 (x41.4p 10/11)

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons (07808 473248)

Aaron Fox

Email: adamparsons@aaronfox.co.uk



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

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