

Aaron Fox

TO LET / MIGHT SELL

MODERN LIGHT INDUSTRIAL / STORAGE UNIT WITH OFFICE AND PARKING

Ground floor of 68 sq.m (735 sq.ft) with a 1st floor of
46 sq.m (494 sq.ft) totalling 114 sq.m (1,230 sq.ft)

**UNIT 6A CRANMERE ROAD, EXETER ROAD
INDUSTRIAL ESTATE, OKEHAMPTON**



An opportunity to acquire either a new lease, or the freehold of these modern light industrial premises in a convenient location on the edge of the town and within easy access of the A30 dual carriageway. The premises have a reception area and inner office with a useful first floor mezzanine storage area.

01392 204303

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

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SITUATION AND DESCRIPTION

The premises occupy a convenient location on the Exeter Road Industrial Estate on the Eastern outskirts of Okehampton and within easy access of the town centre and its wide range of facilities. The Industrial Estate has excellent access to the A30 dual carriageway which links Okehampton with Exeter and the M5 Motorway (approx 24 miles distant) in one direction and West Devon and Cornwall in the other direction.

The premises are located on an established industrial estate with occupiers including Mid Devon Tyres, Kerry Foods, Peninsula Milk and Target Express. Other occupiers include a taxi firm, electrical engineers and a number of local and regional manufacturing and distribution companies. The premises would suit a variety of potential occupiers who require offices as well as secure storage or manufacture space in a central and convenient location. Alternatively the unit may suit an investor looking to create a small investment property.

ACCOMMODATION

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

Approached from the parking area via either a part glazed door to the ground floor reception or

Workshop **10.88m x 6.3m (35'8" x 20'8") max**
Up and over door providing good vehicular access. Concrete floor. Strip lighting and power points as fitted. Door to

Office 1/ Reception **2.89m x 1.93m (9'6" x 6'4") max**
Glazed door with glazed side panel. Spot lighting. Power points as fitted. Door to

Office 2 **7.4m x 4.9m (13' 0" x 12'6") max**
Spot lights and power points as fitted. Glazed panel to workshop area. Carpeted.

Toilet
Low level W/C suite with wash hand basin. Disabled facilities.

Stairs from the workshop area lead up to the

1st Floor Mezzanine **6.28m x 4.91m plus 5.13m x 2.94m**
(20'7" x 16'1" plus 16'10" x 9'8") max
Stairs from the ground floor. Divided into 2 areas, one of which has a reduced head height into the eaves. Strip lighting.

EXTERNALLY

To the front of the unit is a level loading and unloading area with 2 reserved car parking spaces.

RENT AND LEASE

The premises are available by way of a new 6 year FRI lease at an initial annual rental of £4,950 per annum. A rent review will exist at the end of the third year. The lease will be contracted outside of the landlord and tenant act 1954.

PRICE

Offers are invited in the region of £75,000 for the freehold of this modern light industrial warehouse unit.

VAT

VAT is chargeable on the rent payable and the purchase price

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for this property. Further details are available on request from the agents.

RATES

Rateable Value £3,600
Rates Payable £1,746 per annum (2009 – 2010)

We understand that a 50% Rates refund is available under the Small Business Rate Relief scheme. Please contact West Devon District Council for further details.

SERVICES

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

LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the landlords sole agents, for the attention of Tony Noon (07831 273148) Ref (0461)

Aaron Fox

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

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