

Aaron Fox

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Approximately 263.14 sq.m. (2,830 sq.ft.)
Plus Mezzanine 94.3 sq.m. (1,015 sq.ft.)

**15 LOWMAN UNITS
TIVERTON BUSINESS PARK
TIVERTON
EX16 6SS**



REF 0500

01392 204303

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

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SITUATION AND DESCRIPTION

The property is located on the well established Tiverton Business Park approximately 2 km East of Tiverton town centre adjacent to the A361 North Devon Link Road. Junction 27 of the M5 motorway is approximately 8 km distant.

The entire development comprises 3 terraces of similar units arranged facing a central service road off of Lowman Way, the principle route through the estate. The construction is of block with steel portal frame and part brick and clad elevations under a profile sheet steel sheet roof incorporating translucent sheets. Unit 15 has a useful side full height loading door and parking along the gable elevation.

ACCOMMODATION

	Metric	Imperial
Unit Depth	20.18 m.	66'2"
Unit Width	11.92 m.	39'11"
1 st floor office	22.6 sq.m.	243 sq.ft.
Mezzanine	94.3 sq.m.	1,015 sq.ft.
Total	357.44 sq.m.	3,847 sq.ft.

INTERNALLY

The unit has a full length mezzanine fitted along the far wall with stairs rising from the warehouse floor. At ground floor there is an office and separate W/C with stairs rising to 1st floor where there is a further office.

LEASE

The unit is available to let on a new 3, 6 or 9 year lease.

RENT

An ingoing rental of £12,750 p.a. is sought (£4.50 p.s.f.)

RATES

We have gained the following information via the valuation Office web site:

YOU ARE ADVISED TO CHECK

Rateable Value: £17,500 p.a.

Rates Payable £7,245 (x 41.4 p 10/11)

VAT

VAT is chargeable where applicable.

LEGAL COSTS

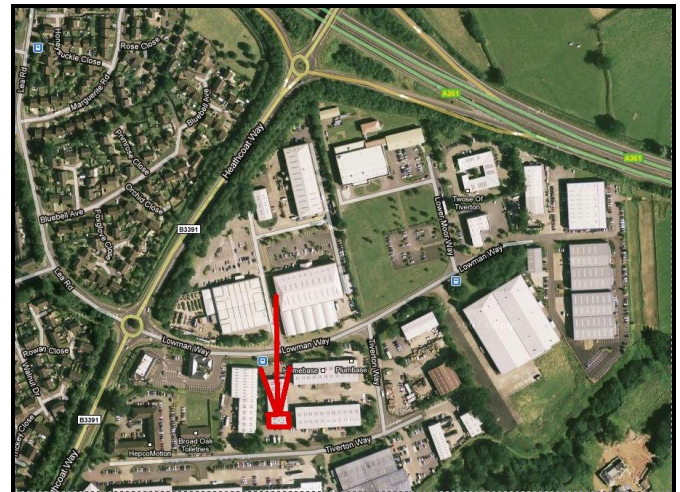
Each party are to bear their own legal costs.

SERVICE CHARGE

There is a service charge payable to maintain the exterior areas of the development. The annual charge up to 24/03/11 is £890.10

EPC

An energy performance certificate has been requested



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

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.