

# Aaron Fox

## TO LET

### WORKSHOP/STORAGE UNIT

Approximately 179.74 sq.m. (1,934 sq.ft.)

**UNIT 3 CREEDY VALE  
DOWN END, LORDS MEADOW INDUSTRIAL  
ESTATE, CREDITON**



Ref 0530

## 01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

# Aaron Fox

## 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	15.35m	50'4"
Unit Max Width	11.71m	38'6"
<b>Total</b>	<b>179.74 sq.m.</b>	<b>1,934 sq.ft</b>

The unit comprises a mid 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 2 of WC's.

## 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 £8,700 p.a. (£4.49 p.s.f.).

## LEGAL COSTS

Each party are to bear their own legal costs.

## SERVICES

Mains water, drainage and electricity available.

## VAT

All figures quoted are plus VAT

## 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: £  
Rates payable £ (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](mailto:adamparsons@aaronfox.co.uk)



**Tel: - 01392 204303 Web: - [www.aaronfox.co.uk](http://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.