

TO LET

WAREHOUSE / INDUSTRIAL PREMISES LOCATED ADJACENT TO THE A38 DUAL CARRIAGEWAY

Ground Floor of Approx. 3,721 sq.m (40,054 sq.ft) plus a Mezzanine Floor of 900 sq.m (9,688 sq.ft) so totalling some 4,621 sq.m (49,742 sq.ft)

**UNIT 4 WRANGATON BUSINESS PARK, WRANGATON
NEAR IVYBRIDGE, DEVON, TQ10 9GQ**



This well-located Unit Warehouse Unit is situated on a the Wrangaton Business Park which is adjacent to the A38 dual carriageway offering easy access to Plymouth or Exeter and the M5 Motorway. The Unit is detached with ample parking and at each end of the building, plus a small yard area, and is suitable for a wide variety of warehouse users.

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SITUATION AND DESCRIPTION

The Wrangaton Business Park is in a convenient location close to the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 15 miles distant, Exeter 32 miles, Newton Abbot 17 miles and Torquay 19 miles distant. The unit is located to the South of the A3213 just 0.5 of a mile from the A38 Dual Carriageway with the local centre of Ivybridge (population 12,000) being just 3.5 miles away with a good range of local amenities, with Totnes and Newton Abbot offering a wider range including retail, education and leisure facilities. The Business Park is well placed to serve the wider South Hams area, which has a total catchment of some 500,000 plus overflow business from Plymouth. On the Southern Boundary is the main London Paddington to Penzance Railway Line providing a link to Plymouth from Ivybridge (2.6 miles to the west)

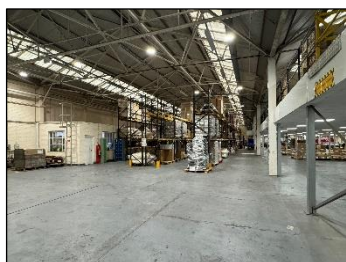
The Business Park is located on a site of some 11 acres with the units arranged in 4 terraces totalling some 14,500 sq.m (156,000 sq.ft). The units are constructed of a steel frame with a pitched steel truss roof with full height brickwork to the elevations under a metal profile sheet roof. All of the units are typically 5.4 metres to eaves with good natural light, sealed concrete floors and a range of sliding and roller shutter doors throughout of varying width and heights. This Unit comprises the whole of the 4th Terrace, at the top of the site, with yard and parking areas at each end of the building. Early occupation can be provided if required.

ACCOMMODATION

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

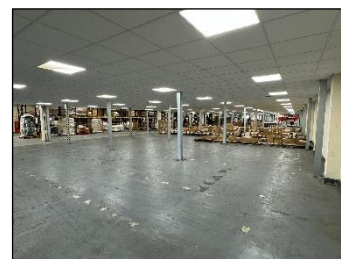
Warehouse No 1 62.86m x 30.63m (206'3" x 100'6") max

Approached from the front forecourt area via either 2 dock level access doors at one end of the building, or further 2 drive in roller shutter doors. Overhead lighting and translucent roof panels offering natural light. Power as fitted. To the front of the Unit are the following:-



Mezzanine Floor 60.01m x 15.0m (196'10" x 49'3") max

2 forklift access points. Overhead lighting.



Reception 4.49m x 3.77m (14'9" x 12'2") max

Entrance door from front courtyard with door to warehouse.

Office No 1 3.94m x 3.71m (12'11" x 12'2") max

Window to front plus glazed panel to warehouse. Carpeted. Strip lighting. Radiator.

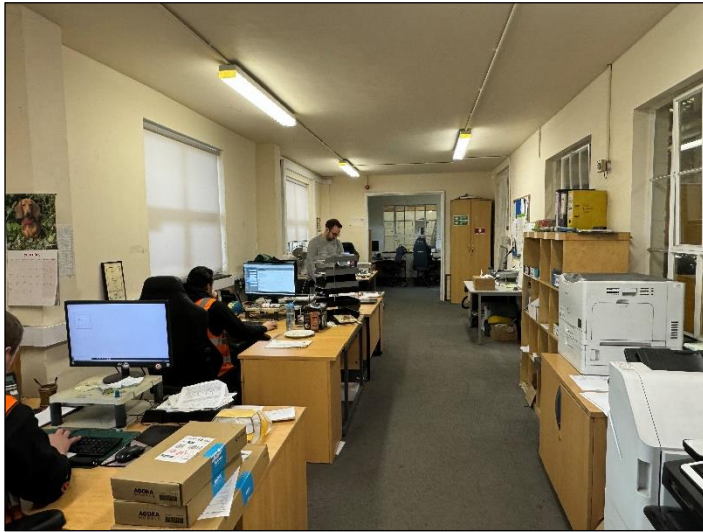
Office No 2 15.52m x 3.68m (50'11" x 12'1") max

Windows to front. Radiators. Power as fitted. Carpeted. Strip lighting.

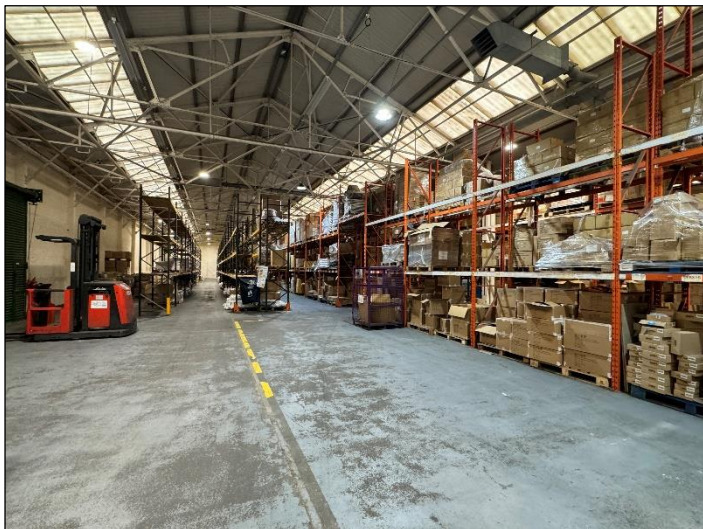
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Warehouse No 2 **58.68m x 30.6m (192'6" x 100'4") max**
Full height area with no mezzanine floor. Min eaves height 5.64m.
Roof lights and overhead lighting.



Accessible Toilet

Low level WC suite with wash hand basin.

Ladies Toilet

3 WC cubicles with 2 wash hand basins.

Gents Toilet

2 Urinals with wash hand basin and shower cubicle.

EXTERNALLY

The premises are located off the main spine road into the state and benefit from 4 reserved car parking spaces to the side.

LEASE

A new 6 or 10 year lease is available contracted outside of the Landlord and Tenant Act. An upwards only rent review will exist at the midway point. The landlord will be responsible for external repairs and decorations with the tenant responsible for internal repair and decorations. Included within the rental figure will also be the costs of external landscaping and maintenance of all the estate roads etc.

BUILDINGS INSURANCE

The tenants will be required to contribute towards the Buildings Insurance premium and this will be calculated on the basis of the square footage occupied. Details on request.

RENT

A rent £175,000 per annum (which equates to just £4.37per sq.ft on the Ground Floor or £3.52 overall) for these spacious and flexible Warehouse premises. The rent is plus VAT.

SERVICES

Mains electricity (Including 3 phase), mains water, mains gas and drainage are available on the site.

RATES

Rateable Value: - £77,500 2023 Valuation

For further information on the Rates payable, please contact the Business Rates department of South Hams District Council on 01803 861234

LEGAL COSTS

A contribution of £450 plus VAT is required towards the Landlords legal and administration costs, including abortive costs, for the setting up of the new lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a full version is available from the web site. The rating is :

VIEWING

Strictly by prior appointment only please with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0792)



Tel. **01392 691007**

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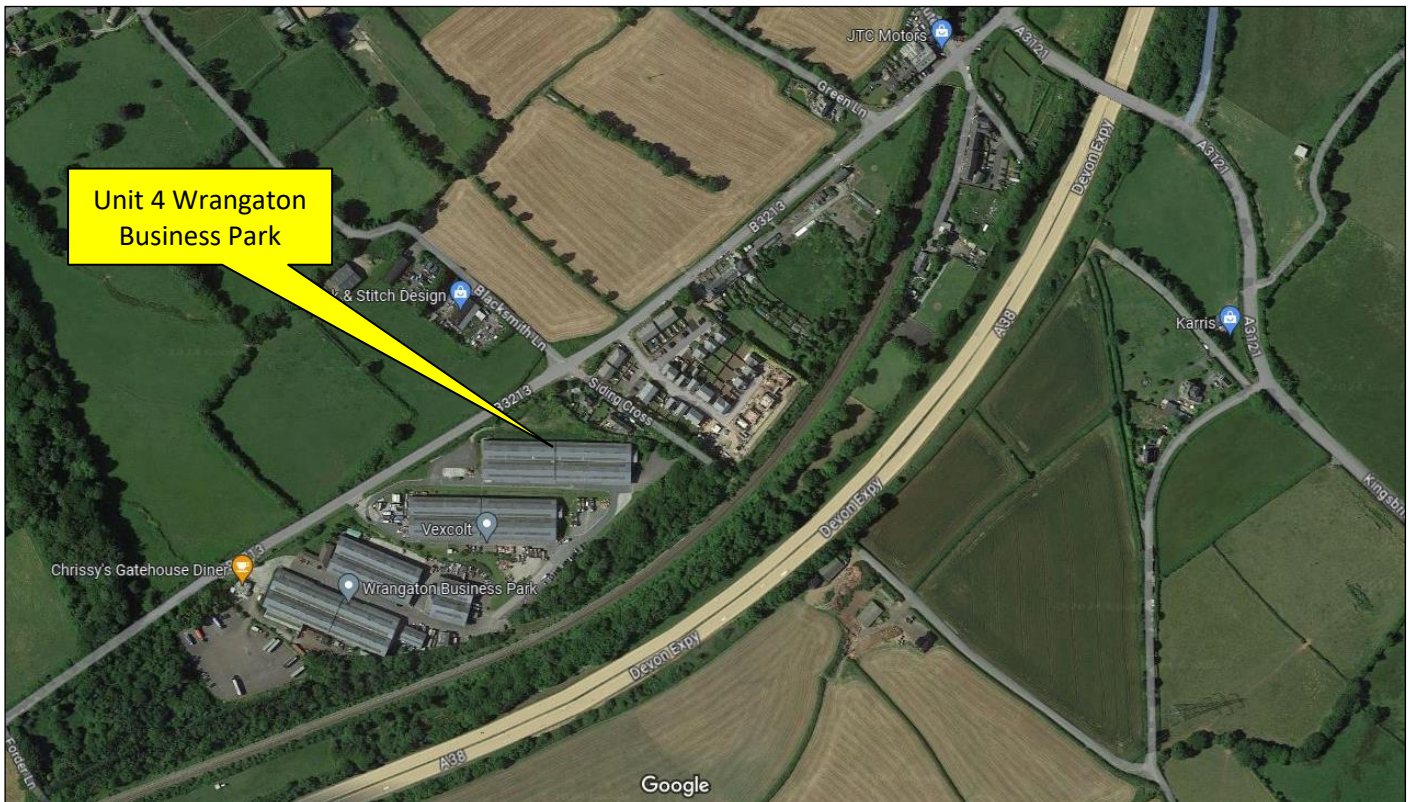
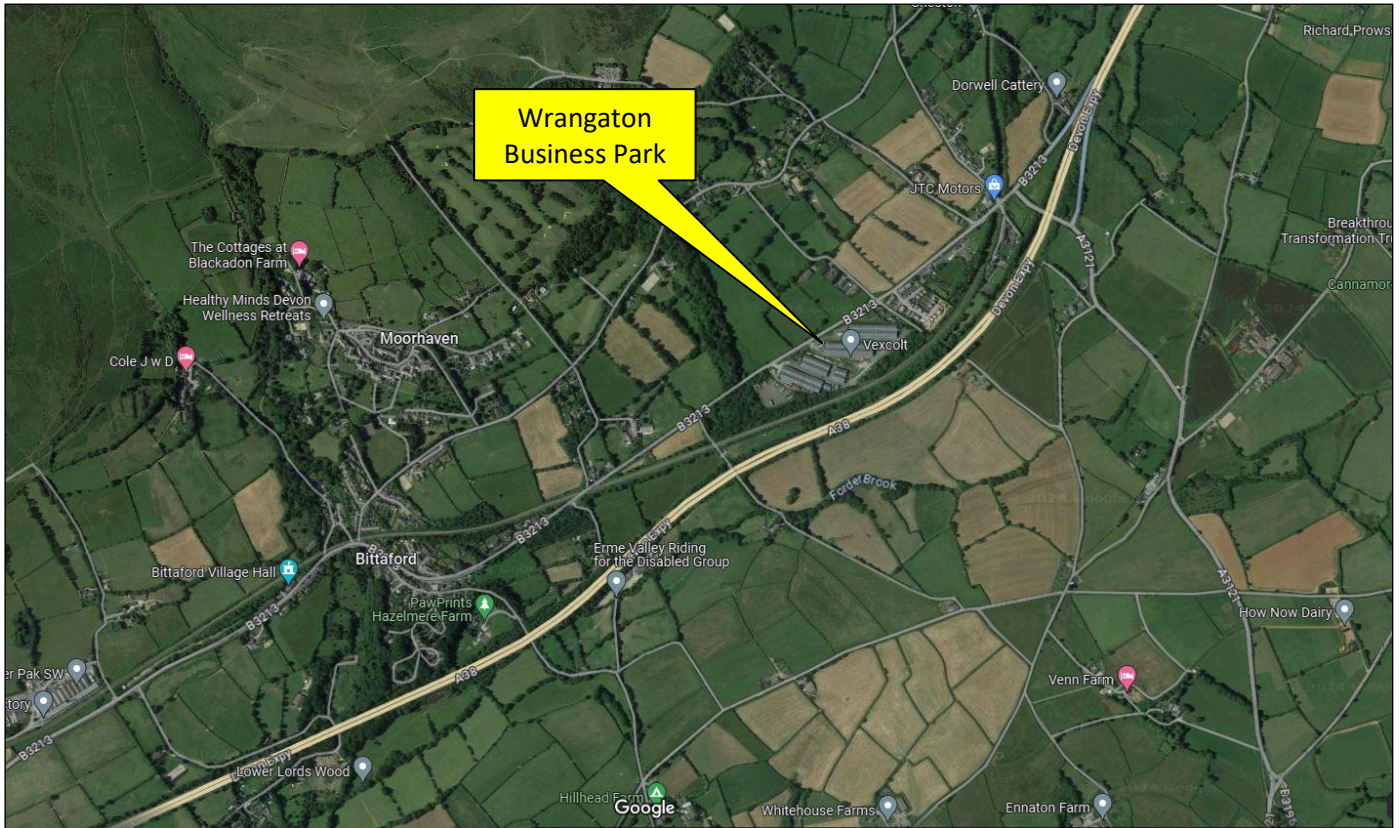
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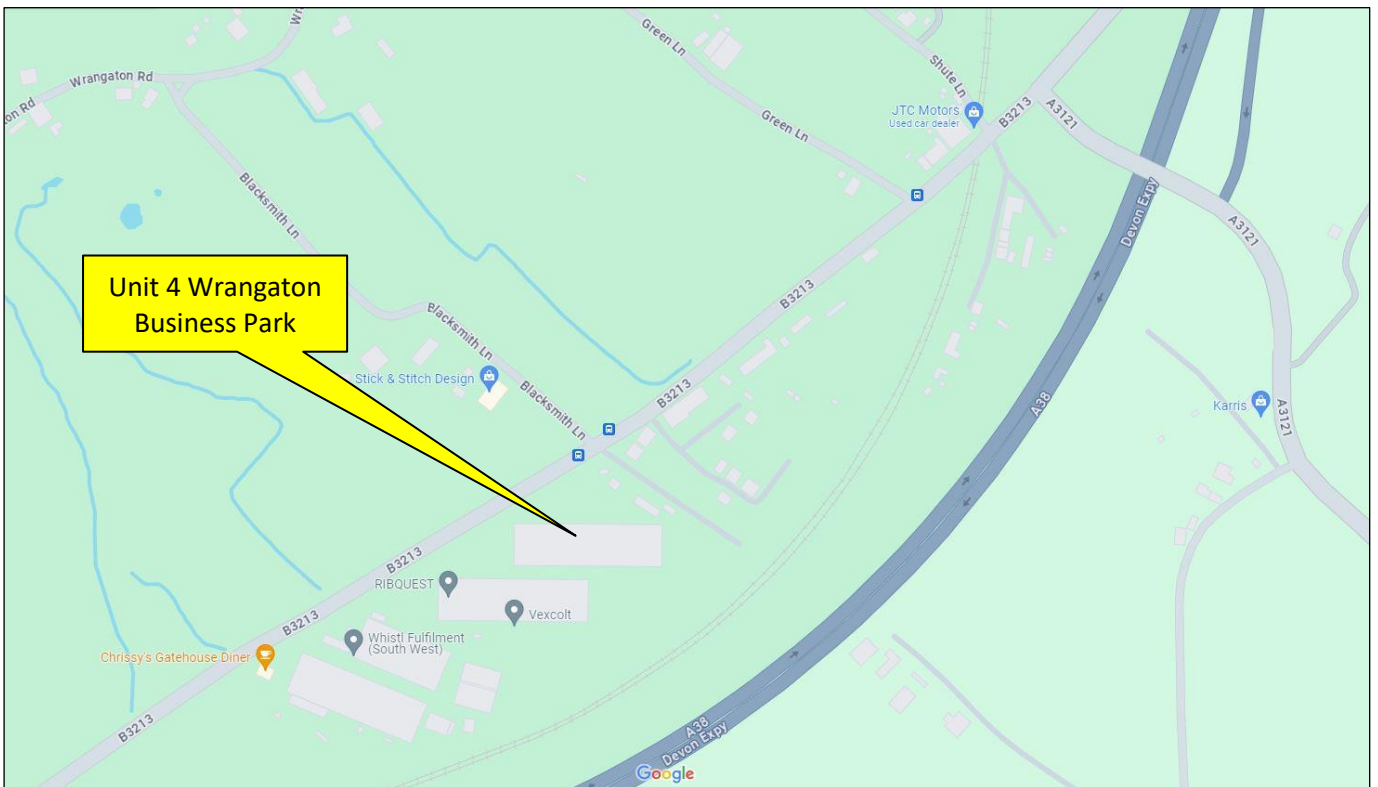
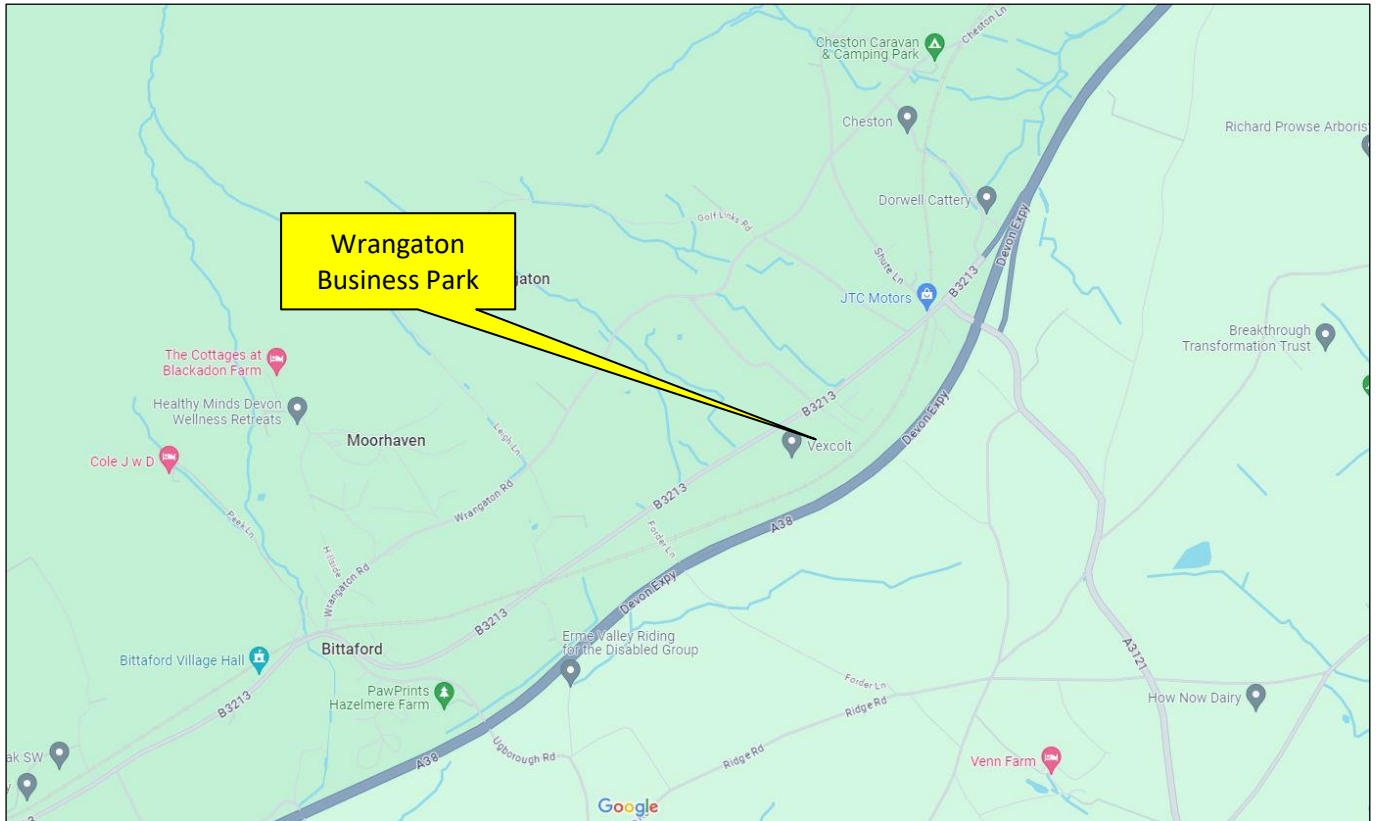
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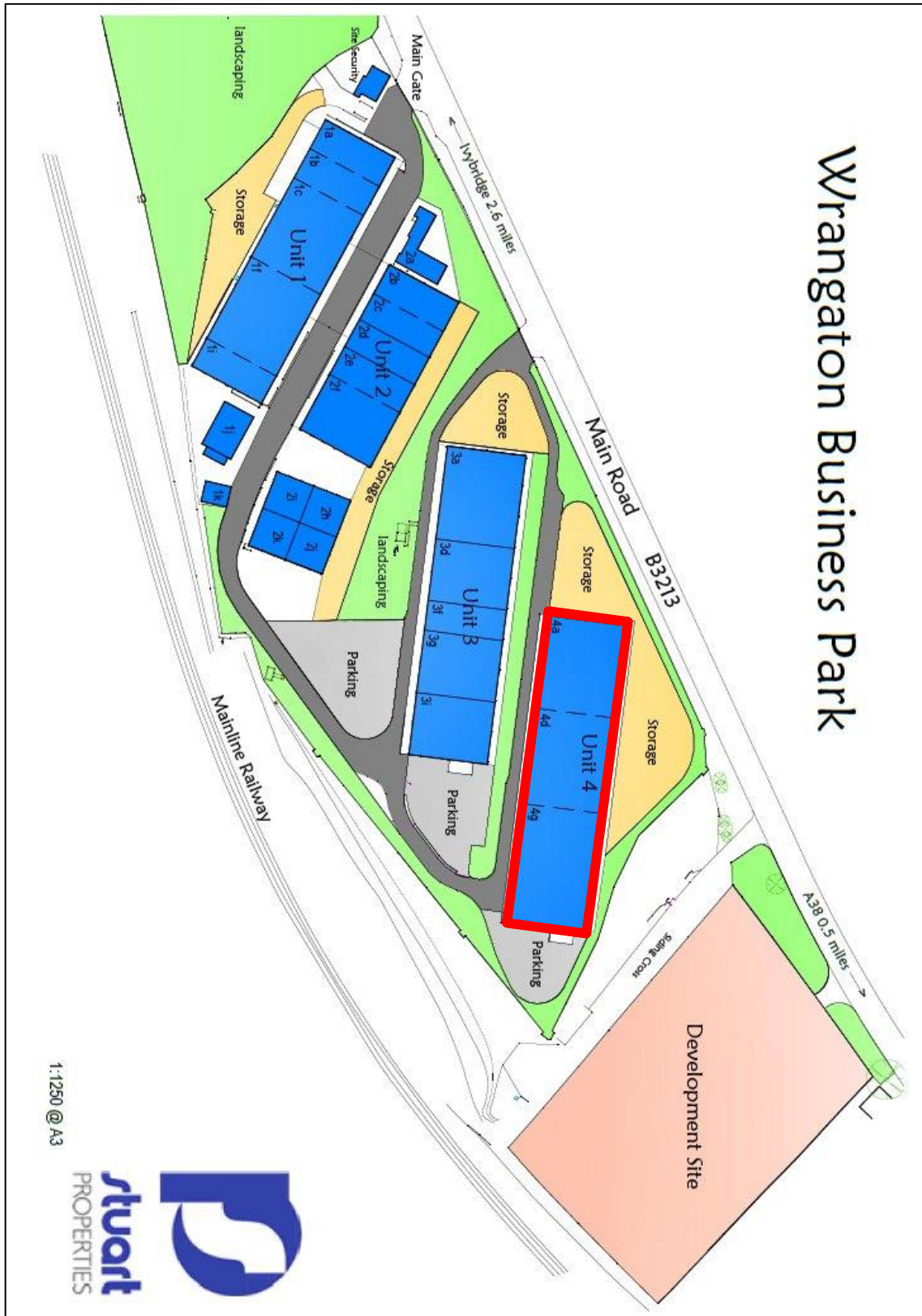


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Wrangaton Business Park



1:1250 @ A3

