

INDUSTRIAL
OFFICE
RETAIL

TO LET

WELL FITTED INDUSTRIAL / OFFICE UNIT LOCATED ADJACENT TO THE A38 DUAL CARRIAGEWAY

Ground Floor of Approx. 164 sq.m (1,770 sq.ft) with Offices and Workshops plus a Mezzanine Floor of 149 sq.m (1,604 sq.ft) so totalling some 313 sq.m (3,369 sq.ft)

UNIT 2K, WRANGATON BUSINESS PARK, WRANGATON NEAR IVYBRIDGE, DEVON, TQ10 9GQ



This well located Industrial / Office / Studio Unit is most conveniently sited adjacent to the A38 dual carriageway, linking Exeter and Plymouth and offering easy access to all main road networks in Devon. The premises would suit a variety of potential users including Trade Counter, Offices with Storage, Mail order / Distribution or a light assembly use. An on-site Café is available. The unit is available on competitive terms with a flexible 6 year lease.

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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 11.4 acres with the units arranged in 4 main 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. Each of the terraces are subdivided into a range of units with this unit being located in the 2nd Building and totalling 313 sq.m (3,369 sq.ft) to include a mezzanine floor offering useful storage. The premises are available on flexible terms and would suit a variety of potential users.

ACCOMMODATION

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

Lobby **4.72m x 1.50m (15'6" x 4'11") max**
Approached from the forecourt into an entrance hall with part glazed entrance door. Carpeted. Strip lighting. Doors to

Workshop No 1 **4.69m x 4.46m (15'6" x 14'8") max**
Glazed panel to entrance lobby. Strip lighting. Carpeted. Further glazed panel to rear workshop. Power as fitted.

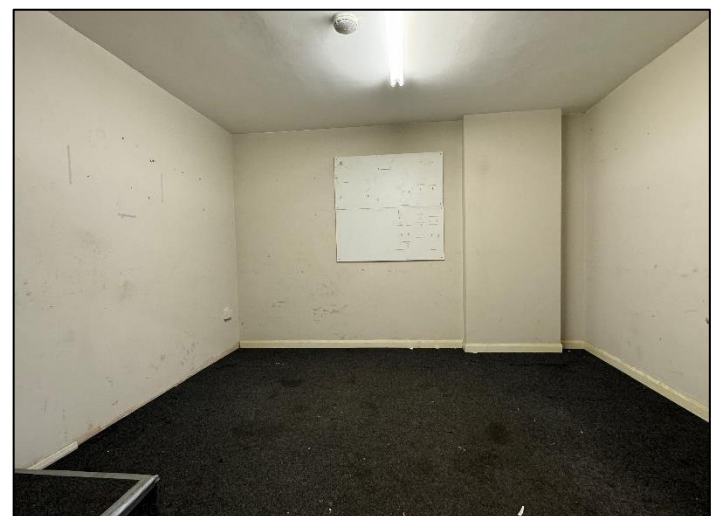


Kitchen **3.17m x 2.91m (10'5" x 9'6") max**
Range of units under worktops with inset stainless steel sink unit. Benching to one wall. Carpeted. Strip lighting and power as fitted.

Office **3.94m x 3.92m (12'11" x 12'10") max**
Strip lighting. Carpeted. Glazed panel to rear workshop. Power as fitted.



Workshop No 2 **6.99m x 5.19m (22'11" x 17.0") max**
Strip lighting and power as fitted. Door to parking area. Concrete floor.



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Toilet

Low level WC suite with wash hand basin. Window.

Warehouse **10.58m x 5.28m (35'8" x 17'4") max**

Roller shutter door providing vehicular access. Power and lighting as fitted. Concrete floor.



EXTERNALLY

The premises are located off the main spine road into the estate and benefits from 4 - 5 reserved car parking spaces to the side of the premises plus a loading and unloading area in front of the roller shutter door. A further pedestrian door accesses the workshop from the parking area.



MEZZANINE FLOOR

Accessed from the workshop area a staircase leads up to

Storage Area **15.18m x 11.13m (49'9" x 36'6") max**

Useful storage area with benching as fitted. Strip lighting and power as fitted. Constructed within this area is a

Office / Training Room **7.00m x 4.45m (22'11" x 14'7") max**

Constructed within the unit with glazed panel to the workshop area. Strip lighting and power as fitted.



LEASE

A new 6 year lease is available contracted outside of the Landlord and Tenant Act. A rent review and tenant only break clause will also exist at the end of the 3rd year. 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.

VAT

All rents quoted are plus VAT at the prevailing rate.

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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. This is currently based on 15p per sq.ft.

RENT

A rent £14,950 pax plus VAT is sought for this flexible Industrial premises with Offices and useful Mezzanine Storage. Alternatively, some or all of the ground floor workshop areas can be removed if not required to increase the open workshop area.

SERVICES

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

RATES

Rateable Value: - £8,000 2023 Valuation

We understand that Rate reductions of up to 100% are available to qualifying business under the Small Business Rate Relief scheme. To see if you or these premises qualify for a discount please contact the Business Rates department of South Hams District Council on 01803 861234

LEGAL COSTS

A contribution of £350 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

A copy of the EPC is posted opposite with a full version available to be downloaded from the web site with these particulars. For further information please contact the agents.

VIEWING

Strictly by prior appointment only please with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0321)

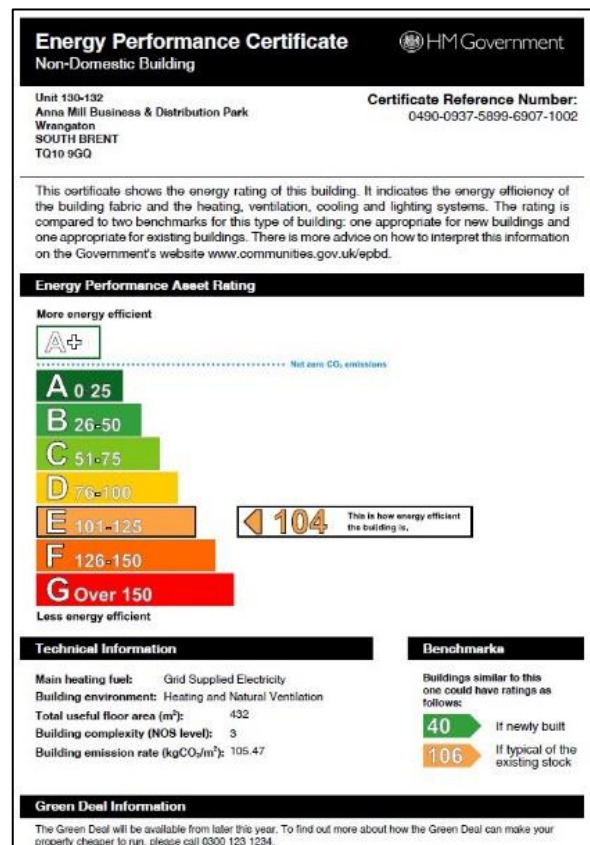


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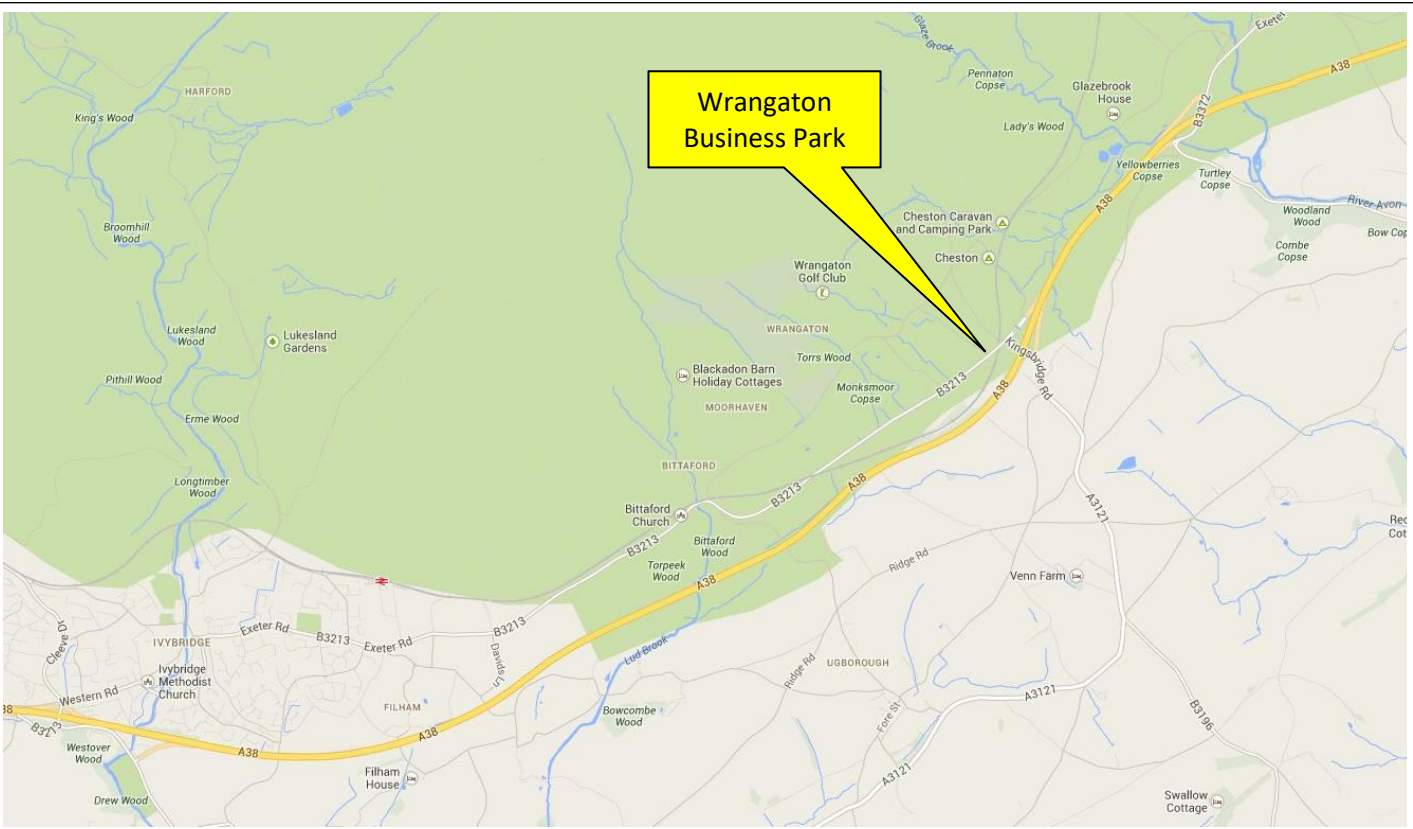
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Wrangaton Business Park



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