

INDUSTRIAL

OFFICE

RETAIL

Noon  
Roberts



PROPERTY CONSULTANTS

# TO LET

## BRAND NEW INDUSTRIAL / BUSINESS UNIT ON A CONVENIENTLY LOCATED BUSINESS PARK ADJACENT TO THE A38 DUAL CARRIAGEWAY

Approximately 74 sq.m (797 sq.ft) with 2 allocated car parking spaces

**UNIT A4 WOODPECKER BUSINESS PARK,  
SOUTH BRENT, DEVON, TQ10 9ES**



This brand new Industrial / Business Unit is most conveniently located adjacent to the A38 dual carriageway, linking Exeter and Plymouth and offering easy access to all main road networks in Devon. The Woodpecker Business Park is a new landscaped Business Park comprising 14 units in total in three terraces with ample car parking. The unit is available on a new flexible lease, and is suitable for a wide variety of potential users.

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#### SITUATION AND DESCRIPTION

The Woodpecker Business Park is conveniently located just off the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 16 miles distant, Exeter 32 miles, Newton Abbot 18 miles and Torquay 20 miles distant. The Business Park is a new development totalling 14 Business Units and is located adjacent to the A38 Dual Carriageway. Ivybridge (population 12,000) is approximately 4.5 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.

The Woodpecker Business Park comprises 14 brand new Business Units in 3 terraces on a landscaped site with ample allocated car parking spaces. Unit A4 is approximately 74 sq.m (797 sq.ft) with a full height electric roller shutter door providing good vehicular access. To the rear of the unit is a WC with full disabled access. The premises offer flexible accommodation on a new lease, and is suitable for a wide variety of potential users, subject to the usual consent.

#### ACCOMMODATION

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

**UNIT A4** **74 sq.m (797 sq.ft)**

**Workshop** **12.94m x 5.7m (42'5" x 18'8") max**

Accessed from the front courtyard via either a pedestrian door or a full height electric roller shutter door. High level windows to the rear elevation offering natural light for offices if positioned on a mezzanine floor. Concrete floor. Min eaves 5.96m (19'7") rising to 6.79m (22'3") max. Constructed in the rear corner is a ....

#### Toilet

Low level WC suite with wash hand basin. Full doc M pack.



#### EXTERNALLY

Unit A4 benefits from 2 car parking spaces to the front.

#### RENT AND SERVICE CHARGE

A rent of £12,000 per annum is sought for this brand new Industrial or Trade Counter unit on this well located Business Park. A service charge is payable to cover the costs of the shared landscaping and shared services. VAT is chargeable on the rent and service charge.

#### LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the third year. The lease will be contracted outside of the Landlord and Tenant Act 1954. If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC will be available on completion, a copy of which can be downloaded from the web site. The rating is:

#### SERVICES

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

#### LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the new lease.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0775)



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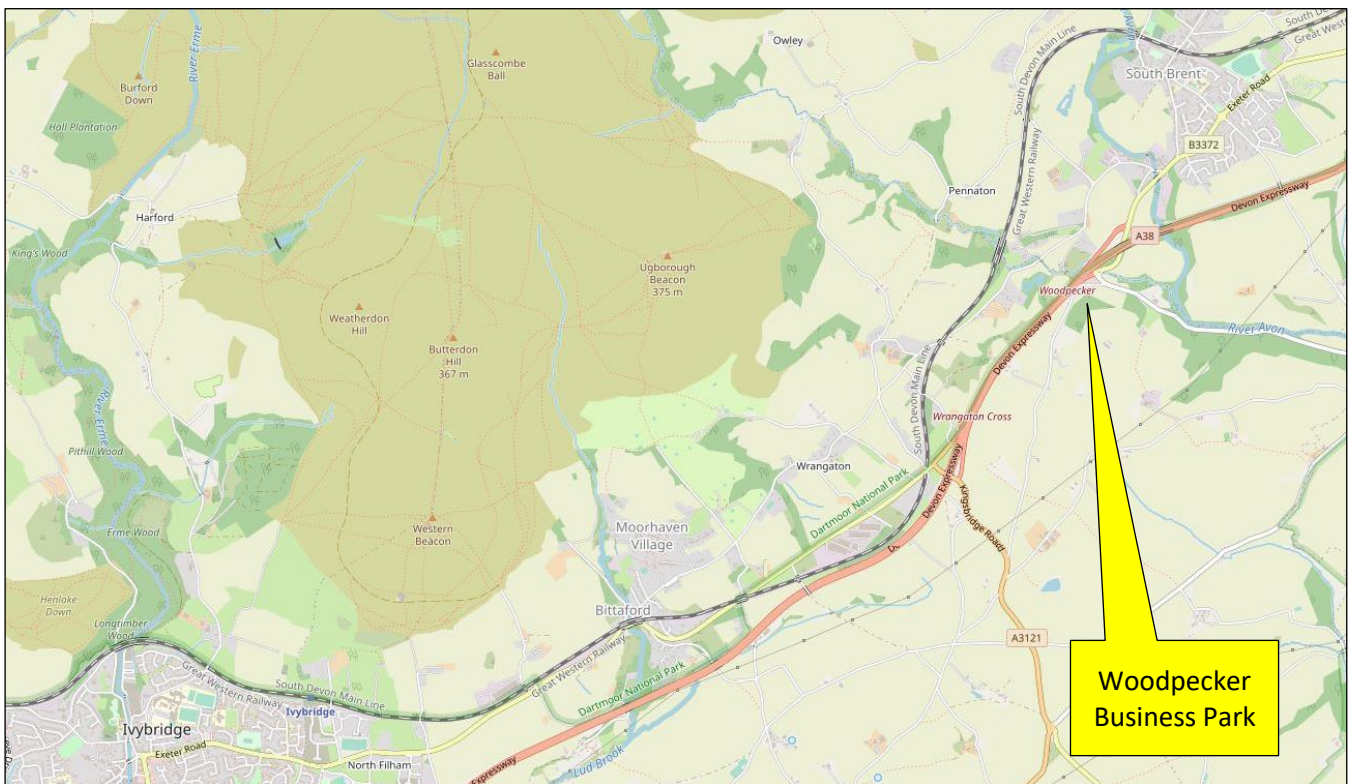
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## Woodpecker Business Park



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 NOON ROBERTS 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 NOON ROBERTS 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 NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.