

TO LET

WAREHOUSE / INDUSTRIAL PREMISES LOCATED ADJACENT TO THE A38 DUAL CARRIAGEWAY

Ground Floor of Approx. 1,925 sq.m (20,722 sq.ft) plus a Mezzanine Floor of 900 sq.m (9,688 sq.ft) so totalling some 2,825 sq.m (30,410 sq.ft)

**UNIT 4A 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 semi-detached with ample parking and at the end of the building, and is suitable for a wide variety of potential 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)

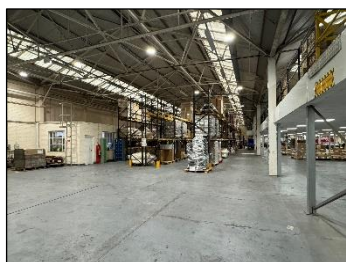
The Business Park is located on a site of some 11 acres with the units arranged in 4 terraces totalling some 14,500 sq.m (156,000 sq.ft). The units are constructed of a steel frame with a pitched steel truss roof with full height brickwork to the elevations under a metal profile sheet roof. All of the 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 half of the 4th Terrace, at the top of the site, with yard and parking at the end of the building. Early occupation can be provided if required.

ACCOMMODATION

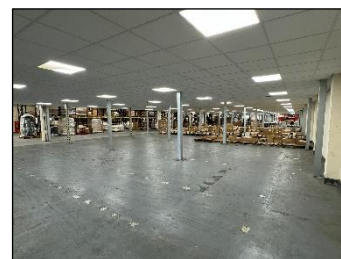
Brief details of the accommodation, with approximate internal dimensions are as follows: -

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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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 Estate and benefit from a car parking area to the side of the building.

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 £99,500 pax plus VAT (equates to just £4.50 per sq.ft on the Ground Floor or £3.27 per sq.ft overall) for these spacious and flexible Warehouse premises. Additional space is also available in an adjoining unit if required. Full details on request.

SERVICES

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

RATES

Rateable Value: - To be assessed

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 : C 55

VIEWING

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

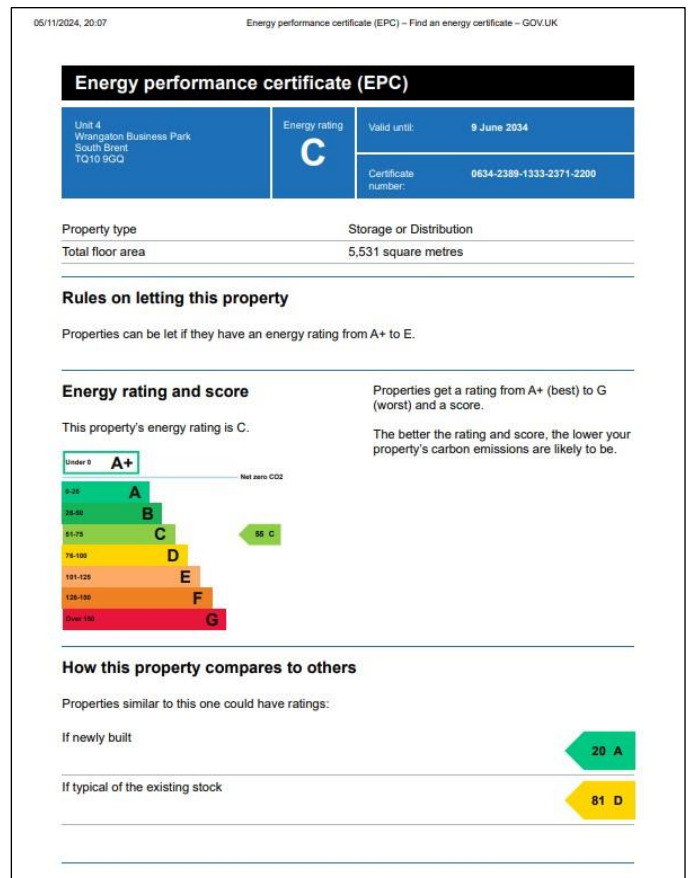


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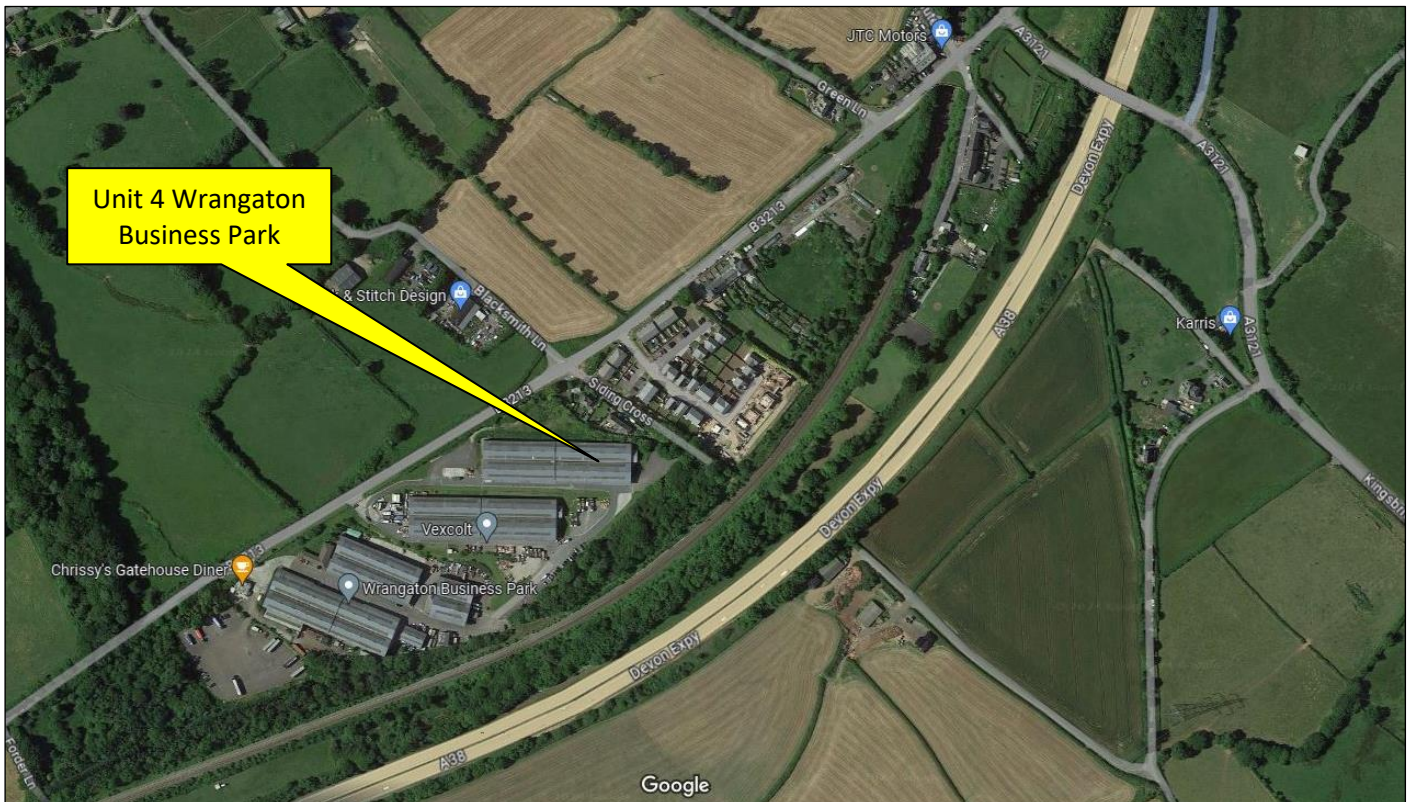
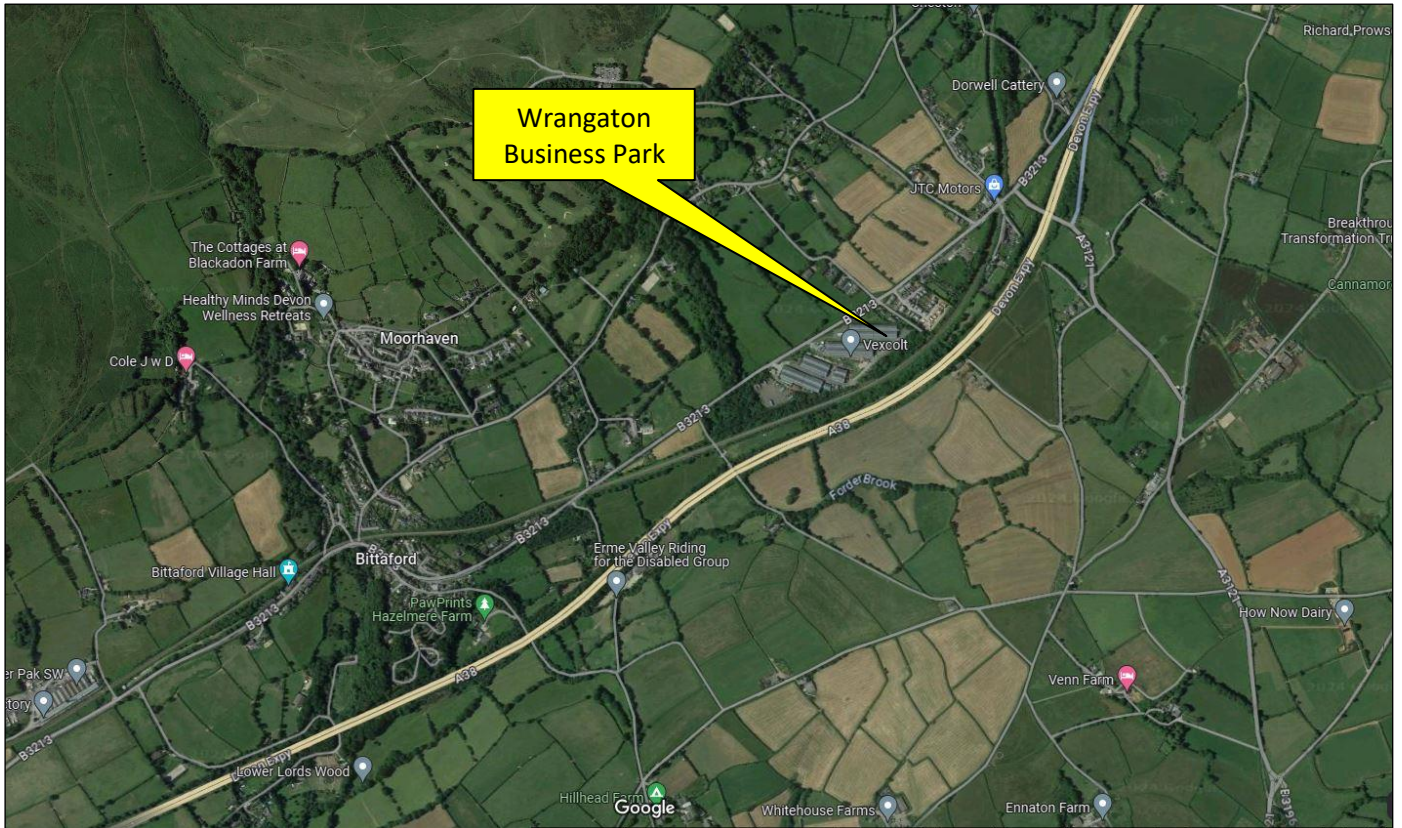
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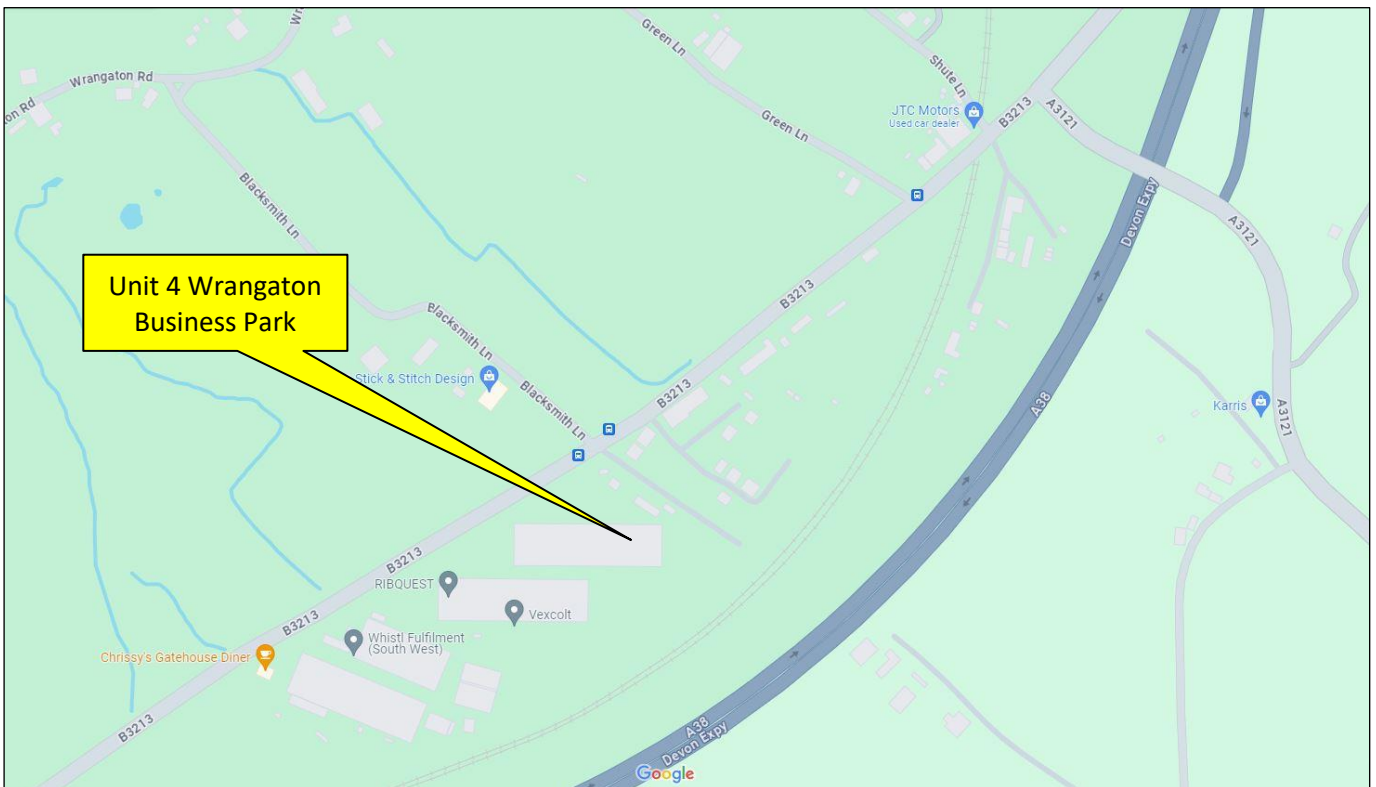
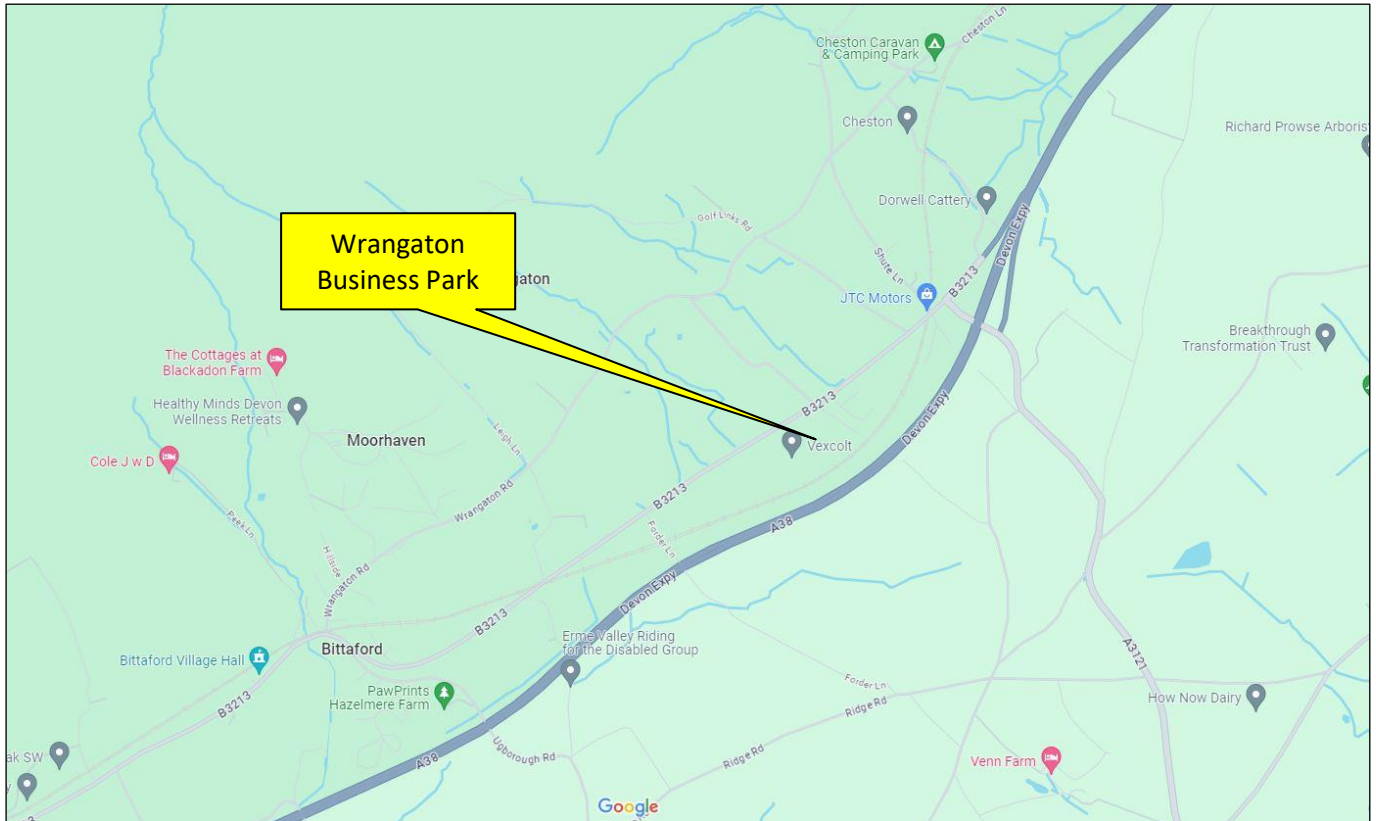
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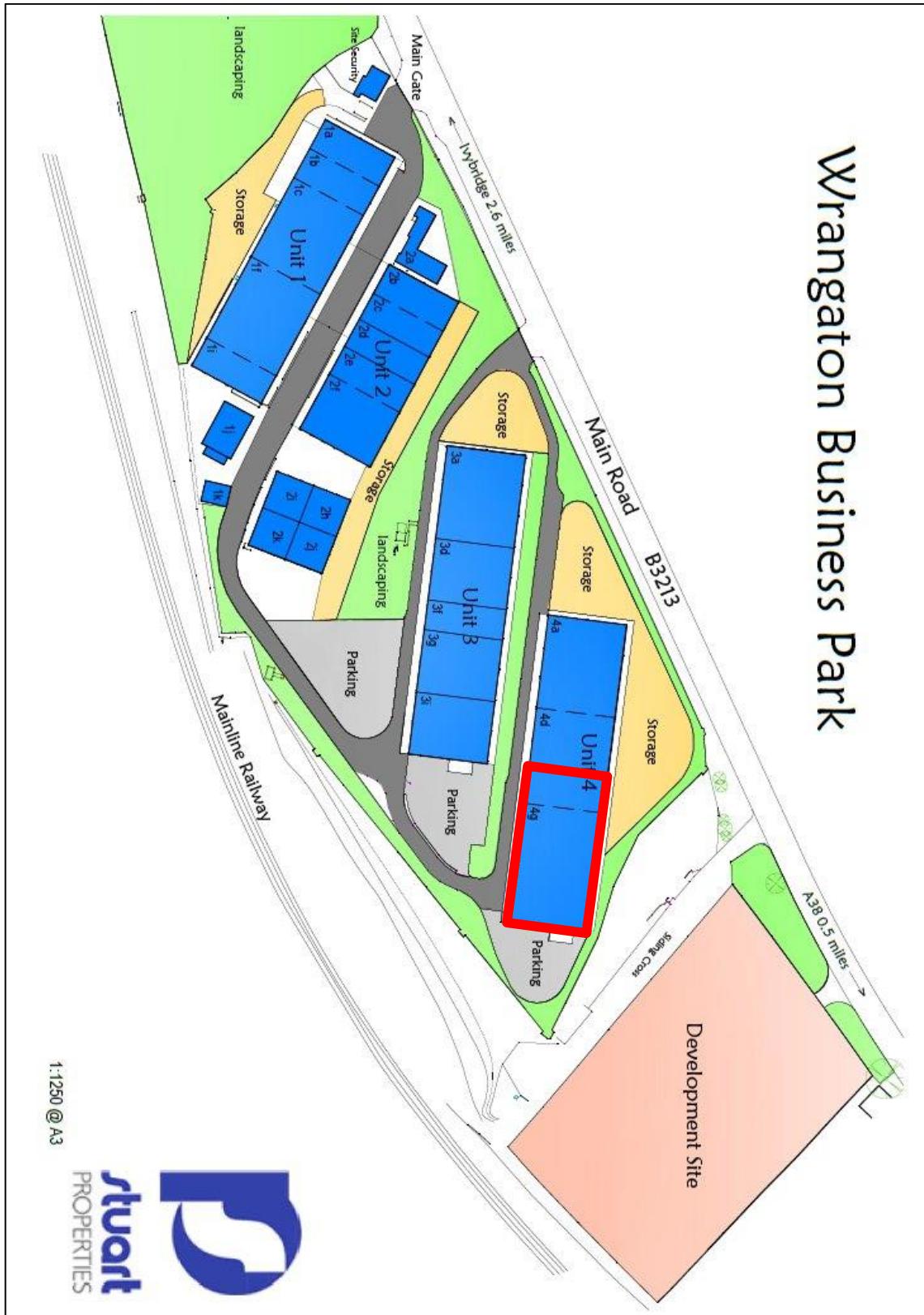


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Wrangaton Business Park



1:1250 @ A3

