



Unit 5a Oaklands Court, Tiverton Way, Tiverton Business Park, Tiverton, Devon, EX16 6TG

To let

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Ground floor office suite

Six allocated parking spaces

Approx: 1,506 sq ft (139 sq m)

Lease ending 8th September 2025

To let by way of assignment: £13,000 per annum

Location

Tiverton is the principal town and administrative centre for the Mid Devon District with a population of approximately 21,000 and a wide rural catchment.

The town is located approximately 14 miles North of Exeter via the A396 and also benefits from good communication links with its position adjacent to the A361 North Devon Link Road which provides dual carriageway access to Junction 27 of the M5 motorway to the East. Nearby occupiers include Acorn Property Rural Consultants and Devon County Council.

Description

Accessed via its own private entrance the ground floor offices are well presented and offer an attractive opportunity to take modern premises in Mid-Devon.

Carpeted throughout and benefitting from central heating, the well presented office is currently divided via demountable partitions giving a mixture of open plan and private office/meeting space.

There are 6 allocated parking spaces in the adjoining car park.

Accommodation

Please see table below:

Floor	Description	Sq.m	Sq.ft
Ground	Office	139	1,506
Ground	Toilet		
Total		139	1,506

Lease Terms

The property is available by way of assignment of a contributory full repairing and insuring lease expiring 8th September 2025. The passing rent is **£13,000 per annum exclusive**.

The property cannot be sub-let. Permitted uses within the lease are B1(a) and B1(b) allowing for office and R&D uses.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C

Business Rates

RV 2017 List: £12,500.00
Rates Payable: £6,237.50

Small Business Rates Relief may be available to qualifying companies in respect of this unit. Further information on request.

VAT

VAT is not applicable

Legal Costs

Both parties to bear their own legal costs in the transaction.

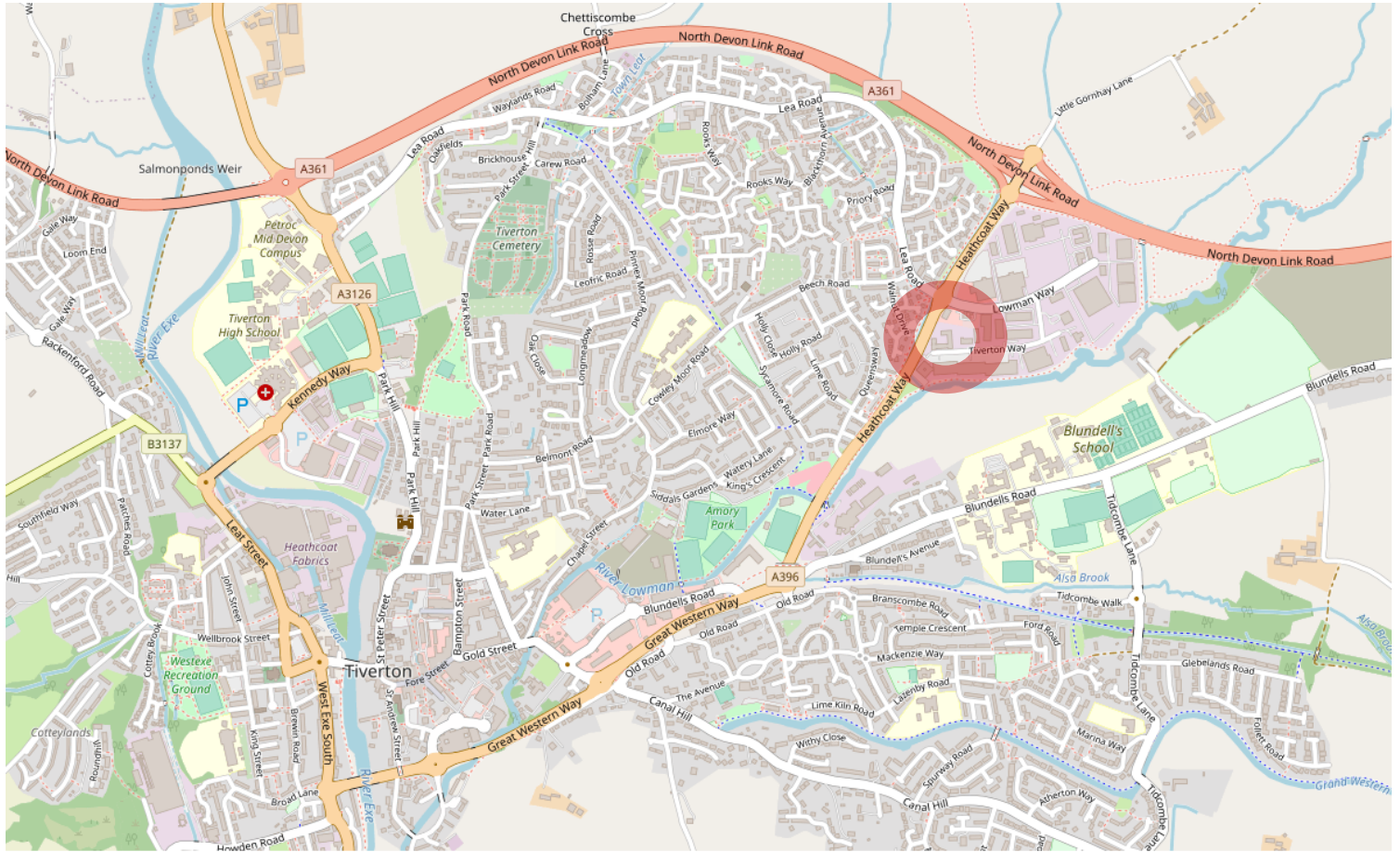
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Tom Churchward MSc Real Est.
Tel: (01392) 202203
Email: tom@sccexeter.co.uk





© OpenStreetMap contributors



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.