

TIVERTON

BUSINESS / PRODUCTION &
WAREHOUSE UNIT
WITH EXPANSION LAND

TO LET

[MAY SELL]

4,630 FT² / 430 M²



9 TIVERTON WAY
TIVERTON BUSINESS PARK
TIVERTON
EX16 6TG

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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LOCATION

Tiverton has excellent communications being located close to junction 27 of the M5 motorway which leads to Bristol to the north and Exeter to the south. Tiverton Parkway station provides frequent services to London Paddington and Bristol Parkway.

The property is located on the well-established Tiverton Business Park adjacent to the A361 North Devon Link Road, approximately 2 miles north east of the town centre and 6 miles from the M5 motorway. The property is located between Tiverton Fabrications and Oaklands Court, opposite Hepco Motion. Other nearby occupiers include Jewsons, Howden, B&M, Homebase and McDonalds.

The location of the property is shown on the attached plan.

DESCRIPTION

The unit was constructed in the 1980s to provide office and workshop space including the following features:

- † Single span steel frame construction
- † Offices with reception area and staff amenities
- † Minimum 2.52m clear height to eaves
- † Timber, side hung loading doors
- † Gas fired central heating to offices and production area
- † First floor office/ training room
- † Excellent car parking provision and scope for external storage or further development

FLOOR AREAS

	Size M ²	Size FT ²	
Ground Floor Office and Amenity	77.50	835	
Ground Floor Production	290.63	3,130	
Ground Floor sub-total	368.13	3,965	
First Floor Offices	31.78	340	Site area 0.56 acres /
TOTAL	399.91	4,305	2,250 m²

All areas are Gross Internal Floor Areas. Imperial figures are rounded.

LEASE TERMS & RENT

The unit is available to let on a new lease for a minimum term of 5 years drawn on a tenant repairing basis.

The initial rent will be **£31,500**.

Rents are exclusive of insurance, service charge, VAT (where chargeable) and rates.

RATES & ENERGY PERFORMANCE

Business Rates: Workshops and Premises Rateable Value £17,750

Energy Performance Certificate: 84 - Band: D.

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Contact:

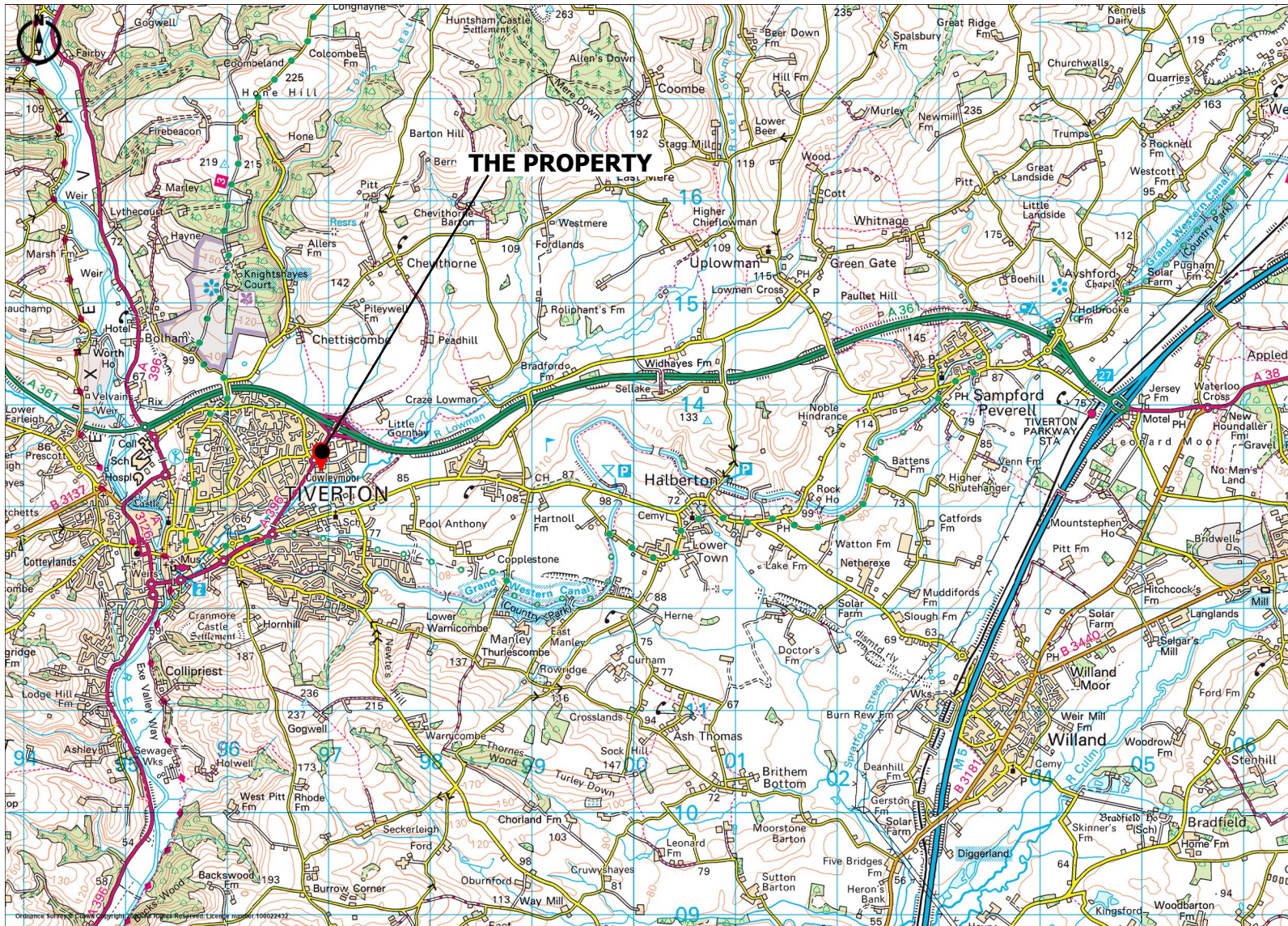
Nigel Hatfield, Hatfield White on

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30 January 2020

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