

Photo shows previous phase of development

stratton
creber
commercial

property consultants



Thorne Cross Farm, Cheriton Bishop, Devon, EX6 6HN

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Three new-build industrial/warehouse units

Fitted with office and welfare facilities

2,022 sq.ft (187.8 sq.m), or larger by combining units

With parking to front and loading/storage area to rear

Small Business Rates Relief expected to apply

Rent: £10,000 per annum

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Location

The property is situated on an emerging rural business site located in the region of Cheriton Bishop and Tedburn St Mary, on the A30 corridor north of Dartmoor between the city of Exeter and the town of Okehampton.

Access to the A30 dual carriageway is 2.7 miles away heading east and 4.1 miles heading west. The M5 and the city of Exeter are around 13 miles to the east.

Description

A new-build development of three industrial/warehouse units to be constructed to modern standards, including energy performance. Loading access is from a large rear parking/loading area via electronically-operated loading doors (4.4m wide, 3.5m tall) and separate pedestrian doors. To the front of each unit is a further concrete-surfaced parking area with pedestrian door to the unit.

The main warehouse/workshop space has an eaves height of 4.4m metres and LED lighting (but not translucent roof panels as shown in the photos of Phase I opposite). There is a staff room to each unit with kitchen units and an accessible WC, above which is a first floor office which has double glazed windows, perimeter trunking and recessed spot lighting. A second WC can be provided if required.

Accommodation

Each of the three units is anticipated to have the following approximate Gross Internal Areas:

Ground:	1,744 sq.ft	(162.0 sq.m)
First:	278 sq.ft	(25.8 sq.m)
TOTAL:	2,022 SQ.FT	(187.8 SQ.M)

The units can be combined to form up to 5,232 sq.ft (486 sq.m) on ground floor.

Terms

Offered by way of a new lease on full repairing and insuring terms, at an initial annual rent of **£10,000 per annum** per unit. All other terms to be by negotiation.

Terms for larger units (formed by merging units) by agreement.

The landlord re-charges the cost of buildings insurance, sub-metered electricity to the unit, mains water and private drainage. The landlord can also provide broadband services if required.

Business Rates

To be assessed following completion of development.

Small Business Rates Relief is expected to be available to qualifying companies and would reduce the rates payable to nil in the current year.

VAT

VAT is applicable to the rent and any other charges.

Energy Performance Certificate

To be provided on completion.

Legal Costs

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

Viewing & Further information

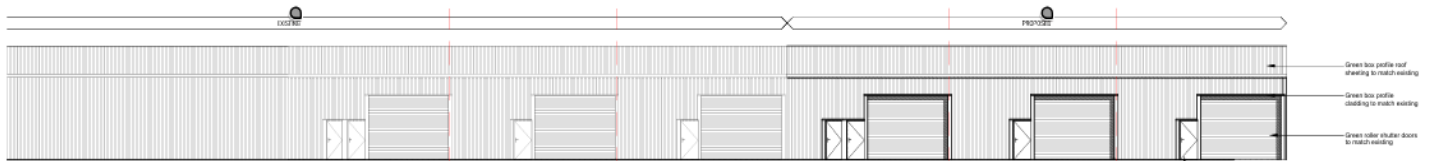
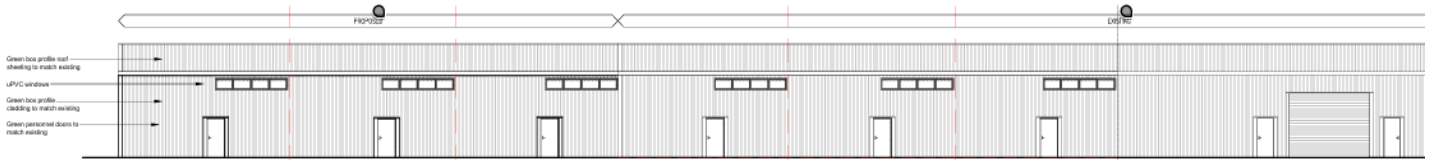
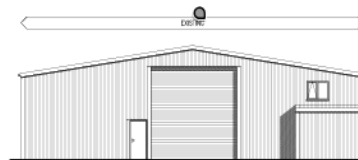
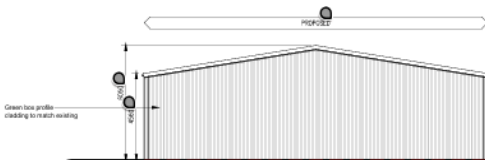
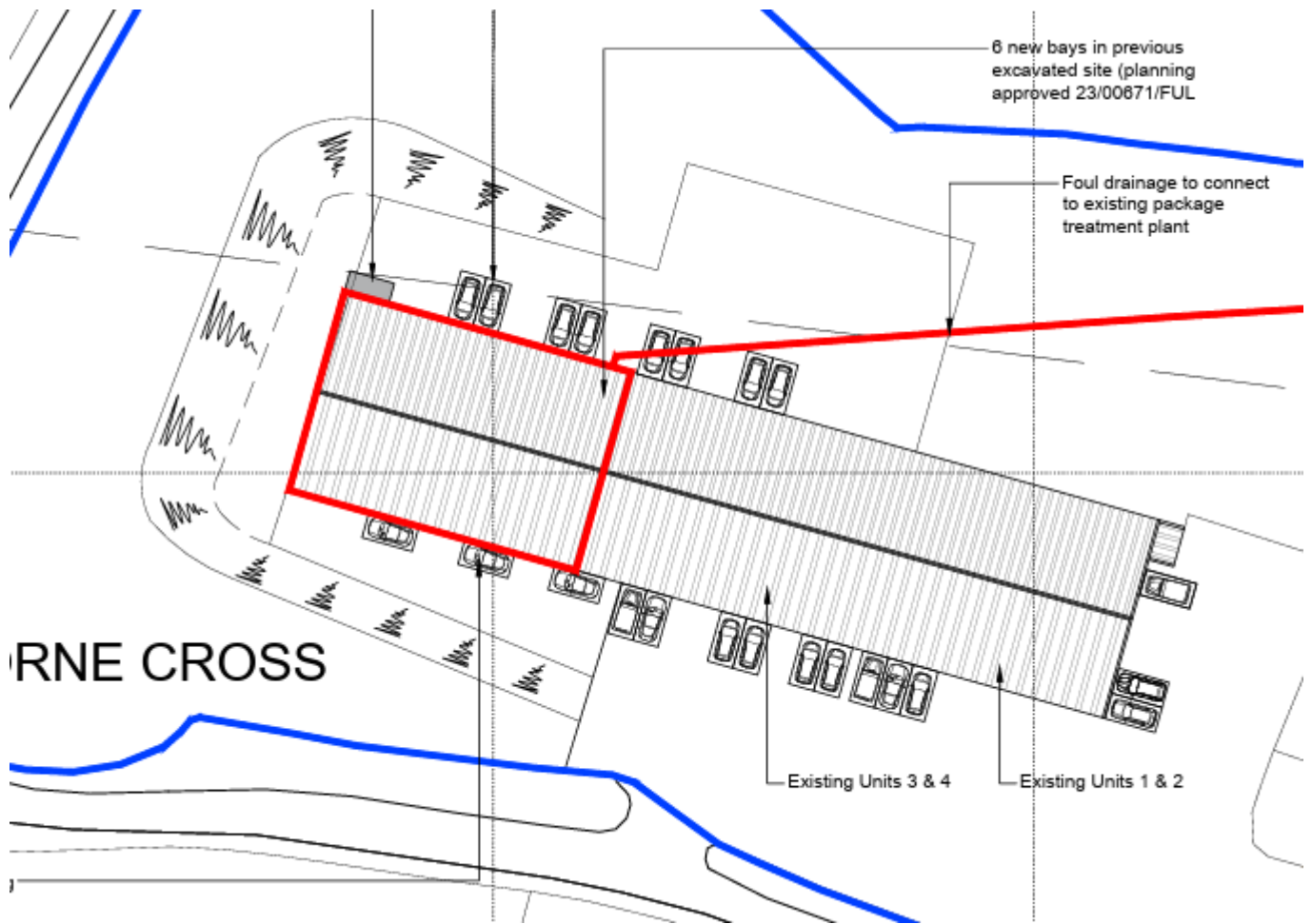
Strictly by appointment through the sole agents:

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Photos of units in previous phase of development:





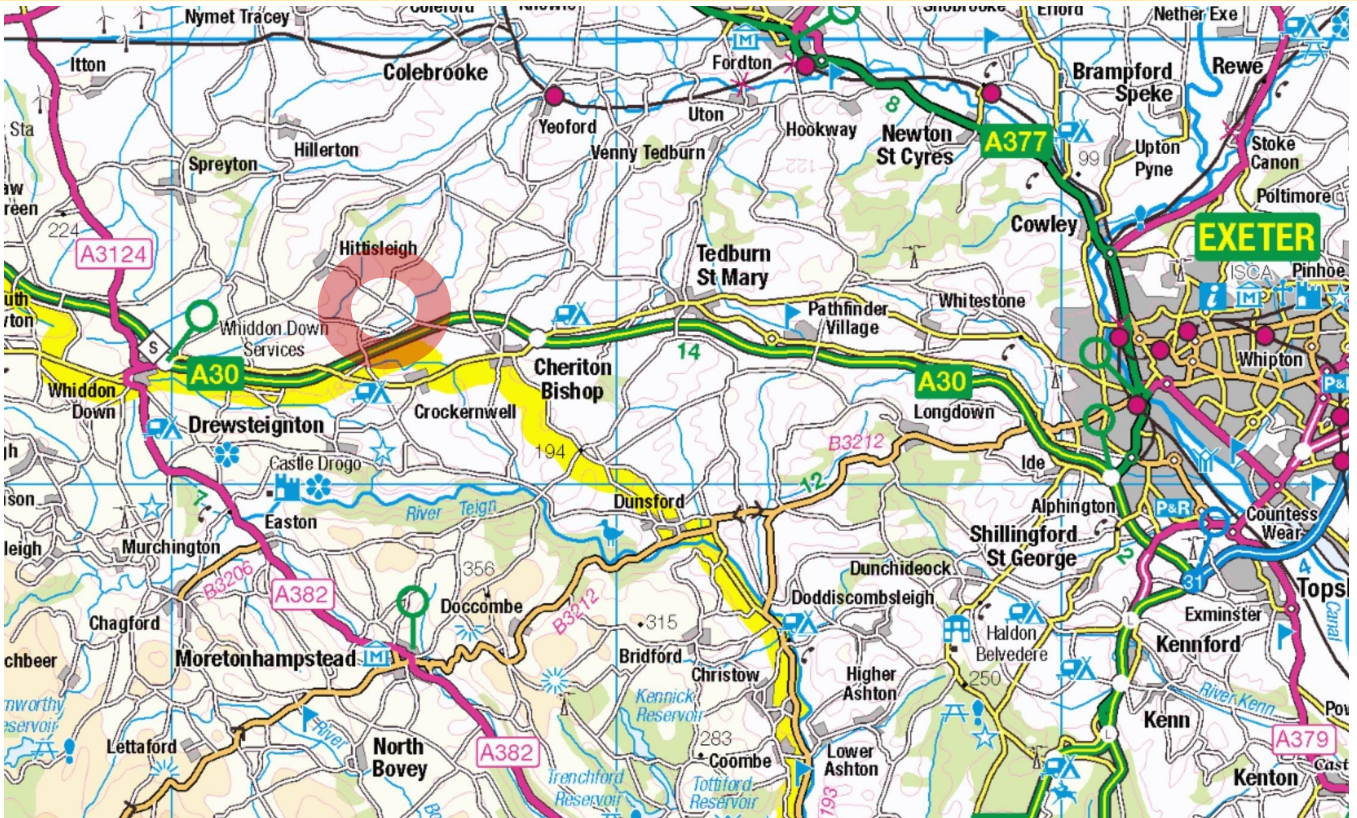


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