



To let

Warehouse at Paschoe House, Bow,
Crediton, Devon, EX17 6JT

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

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Modern well presented warehouse unit

Beautiful rural location

Gross Internal Area approx: 9,256 sq ft (860 sq m)

Suitable for a variety of uses (subject to consents)

To let: £25,000 per annum

Location

Situated on the edge of the Paschoe House estate the property occupies an idyllic rural position. This secluded location is best reached via the A377, there is also a station located in the nearby village of Copestone.

The estate is 14.1 miles from Exeter and 17.6 miles from Tiverton.

Description

The property forms a one wing of the buildings that face onto a large quadrangle. Previously used as a an indoor equestrian exercise area, tennis court and now storage facility the property benefits from a roller shutter door and is open and flexible. With its size it would suit a variety of uses, subject to consents.

Please note, uses that create noise and disturbance e.g. automotive will not be considered.

The building is provided with cold water, the unit does not have drainage at this time. However, there are WCs available elsewhere on the site.

Accommodation

Please see summary of areas below:

Description	Sq ft	Sq.m
Approx. ground floor area	9,256	860
TOTAL:	9,256	860
Description	Min m	Max m
Eaves Height	4.93	7.15

Lease Terms

The property is available on a minimum of 12 month contract with an initial rent of **£25,000 per annum**. Other terms to be agreed by negotiation. Please contact the agent for further details.

Energy Performance Certificate (EPC)

Due to the unconditioned nature of this building and its most recent use it has been exempt. For further details contact agent.

Business Rates

The property was previously rated as part of larger demise as a result the property will potentially require a separate rating assessment. Further information on request.

VAT

VAT will be charged at the standard rate where applicable.

Service Charge

A Service charge covers the buildings insurance, utilities and external maintenance of the building. For further details of the service charge please contact the agent.

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: Jonathan Ling BA (Hons) MSc MRICS
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk

Or

Contact: Tom Churchward MSc Real Est.
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