



To let

Unit 8a, Cranmere Road, Exeter Road Industrial Estate, Okehampton, Devon, EX20 1UE

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Modern, semi-detached office/light production/R&D unit

1,868 sq.ft (173.5 sq.m)

With 5 parking spaces, plus ability to double park

100% Small Business Rates Relief applies

To let: £19,750 per annum

Location

Exeter Road Industrial Estate is situated on the eastern outskirts of Okehampton with good access to the A30 dual carriageway via Exeter Road. The A30 links Okehampton with Exeter and the M5 Motorway approximately 25 miles to the east, as well as with locations in Cornwall to the west.

Okehampton is the second largest town in the Borough of West Devon and, along with Tavistock, is the administrative centre for the area. The district population is in excess of 48,000 and the town is situated approximately 19 miles north east of Launceston and 32 miles north of Plymouth.

Description

The property was constructed in the early 1990s and currently provides mostly open-plan office space but with demountable partitioning forming a meeting room, a private office and a staff room. Features include:-

- Suspended ceilings with LED panel lighting
- Full carpeting
- Perimeter trunking providing data and power sockets
- Powder-coated aluminum framed, double glazed windows
- Intruder alarm
- Large kitchen/staff room, WCs including disabled
- Air conditioning
- Wall-mounted electric heaters
- 3-phase electricity

Accommodation

The unit has an approximate net internal floor area of 1,868 sq.ft (173.54 sq.m)

Proposal

The unit is offered by way of a new lease for a term to be agreed on a full repairing and insuring basis.

The initial rent is **£19,750 per annum exclusive**.

Rates

Unit 8a is assessed as 'offices and premises' with a rateable value of £11,250, and the rates payable in the years 2020/21 and 2021/22 are understood to be £5,613.75.

Small Business Rates Relief is available to qualifying companies in respect of this property; you are advised to contact West Devon Borough Council for further information.

VAT

VAT is applicable to the rent quoted above.

Energy Performance Certificate

Assessed in band D.

Broadband / Connectivity

A report on the broadband packages available to this address, and the relative speeds they may offer, is available on request.

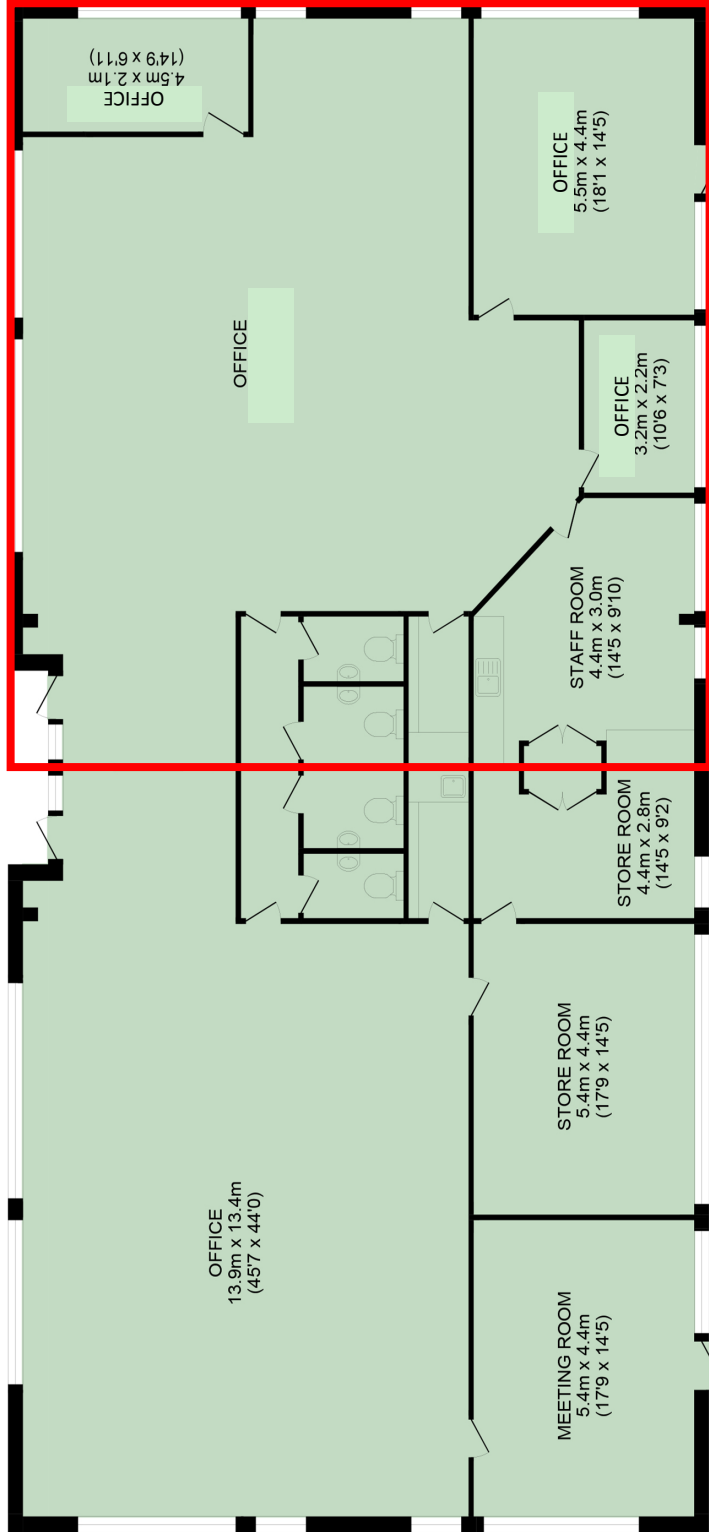
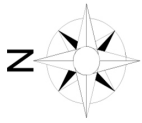
Viewing & Further information

Strictly by appointment through the sole agents:

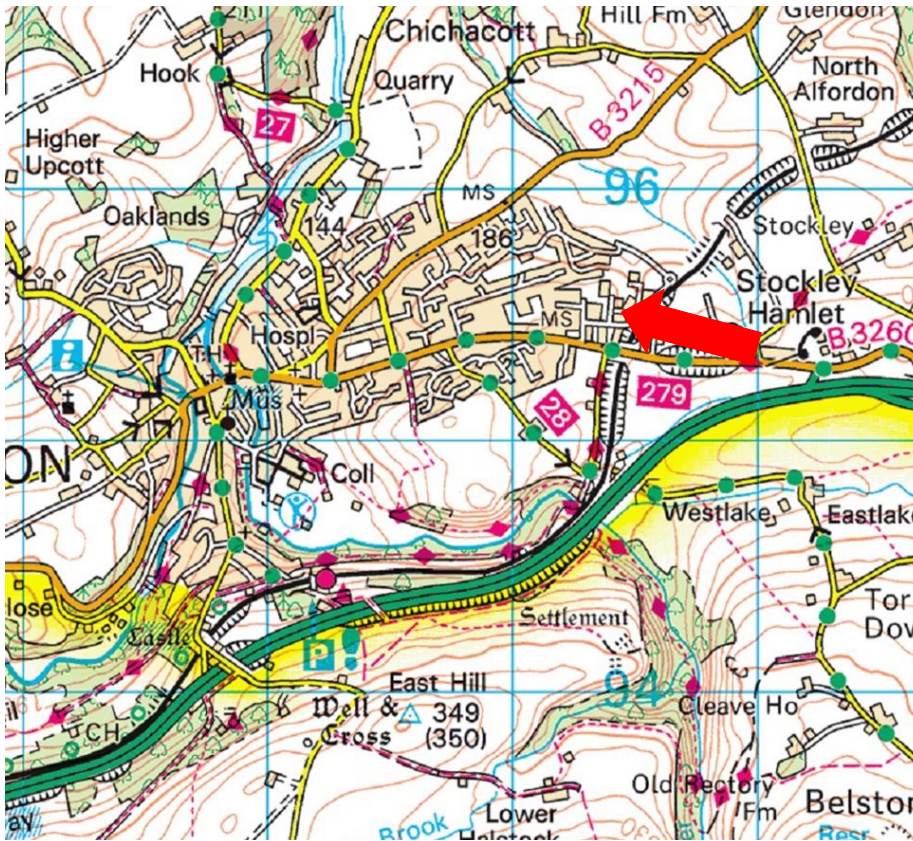
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





8a & 8B Cranmere Road,
Exeter Road Industrial Estate, Okehampton,
Devon, EX20 1UE
Approximate internal area 369 Sq.M. - (3972 Sq.Ft.)
For identification only - Not to scale.



Exeter Office

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