



To let

Units 8 & 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, detached offices, offered as a whole or as two self-contained units

1,868 - 3,736 sq.ft (173.5 - 347.1 sq.m)

With 11 parking spaces, plus ability to double park

100% Small Business Rates Relief may be available

To let: rents from £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 as two self-contained single storey office buildings. In 2010 the an opening was made between the units, which have most recently been occupied as a whole but which can be offered as two self-contained units.

The offices are currently mostly open-plan but with demountable partitioning forming a number of meeting rooms, store rooms and private offices. Features include:-

- Suspended ceilings with fluorescent strip 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 to most areas
- Wall-mounted electric heaters
- 3-phase electricity

Accommodation

The unit has the following approximate net internal floor areas:

Unit 8:	1,868 sq.ft	173.54 sq.m
Unit 8a:	1,868 sq.ft	173.54 sq.m
Total both units:	3,736 sq.ft	347.08 sq.m

Proposal

Units 8 & 8a are offered either together or individually by way of a new lease for a term to be agreed on a full repairing and insuring basis.

The initial rent in respect of Unit 8 & 8a combined is £38,000 per annum exclusive.

The initial rent in respect of either Unit 8 or Unit 8a is **£19,750 per annum exclusive.**

Rates

Units 8 & 8A are currently assessed together as 'offices and premises' with a rateable value of £19,250, and the rates payable in the year 2019/20 are understood to be £9,451.75. Should the units be occupied separately, the business rates liability would be re-assessed.

Depending on the revised assessment, Small Business Rates Relief is expected to apply to the two units if they are occupied separately; you are advised to contact West Devon Borough Council for further information.

VAT

VAT is applicable to the rents 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.

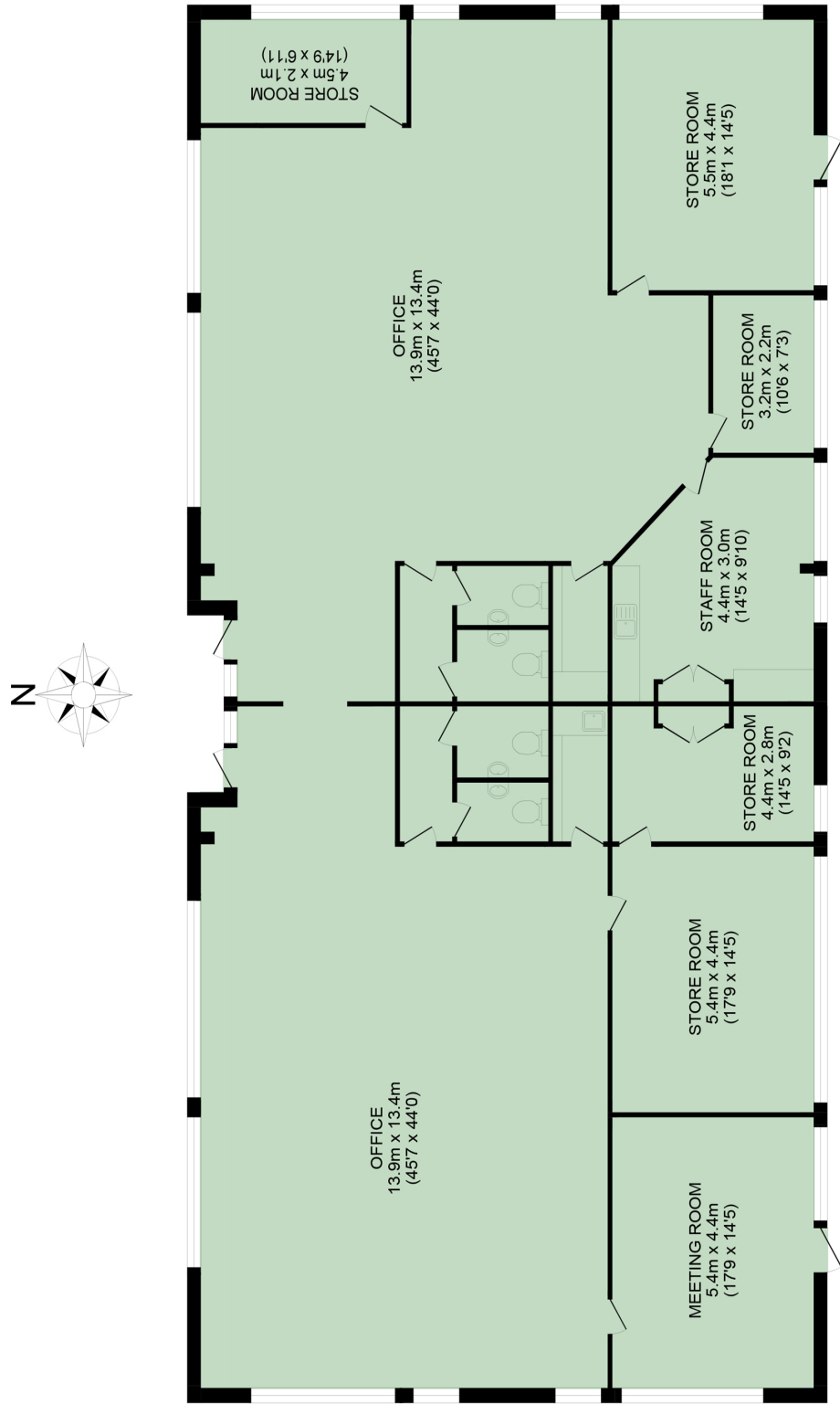
Viewing & Further information

Strictly by appointment through the sole agents:

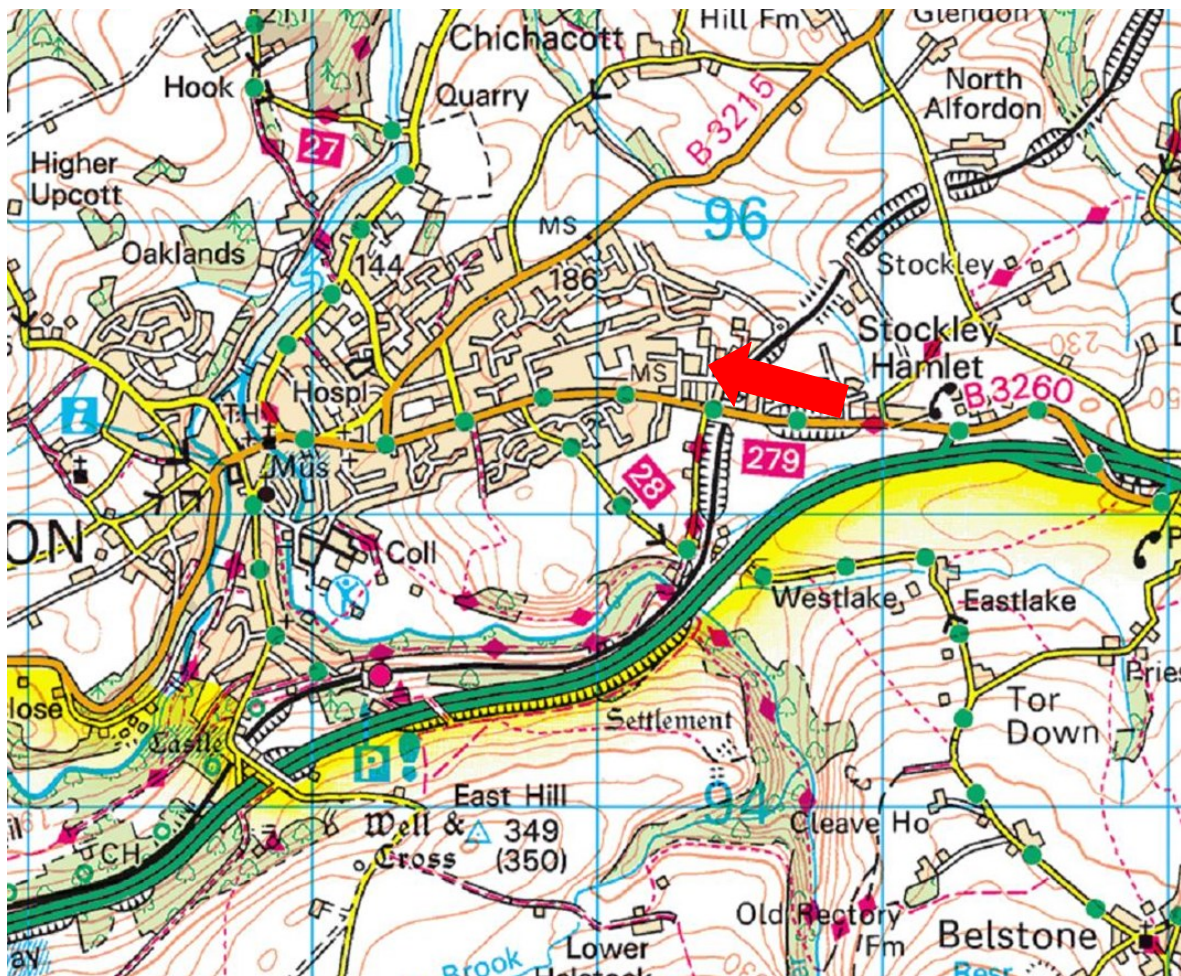
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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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