

Unit 1, Thorntree Units, Liverton Business Park, Salterton Road, Exmouth, Devon, EX8 2NX

To let

Viewing by prior appointment with Andrew Hosking / Tom Churchward

(01392) 202203 andrew@sccexeter.co.uk tom@sccexeter.co.uk Modern end of terrace light industrial/trade counter unit

Approx: 116.8 sq m (1,249 sq ft) ground floor

Mezzanine also available to purchase from outgoing tenant if required

Rent: £10,500 per annum exclusive, plus VAT

strattoncrebercommercial.co.uk

Location

Exmouth, which has a resident population of in the region of 38,000 is a popular coastal town which has seen considerable residential development over the last 20 years or so. Some 13 miles south of Exeter via the A376, Junction 30 of the M5 motorway is approximately 9 miles away. Budleigh Salterton is also nearby.

Exeter Airport is approximately 12 miles away and there are local rail links from Exmouth to the main line via Exeter St David's, approximately 30 minutes away.

Description

Unit 1, Thorntree Units is located within the very successful Liverton Business Park, owned and managed by Clinton Devon Estates. The park provides high quality trade counter, industrial, warehouse and retail space for small, medium and large businesses across a wide variety of sectors with current tenants on the estate including Bradfords, Halfords, Howdens, Pets at Home, Topps Tiles, McDonalds, Home Bargains, The Range and Screwfix.

Miller Signs and Clearly Glass Ltd are also represented within fiscal year: further information upon request. The Thorntree units which was completed around 20 years ago.

Features of the property include the following:-

- End of terrace location.
- Steel portal frame construction with fully insulated steel sheet cladding and roof with external brickwork to lower and side elevations.
- Wc and lighting.
- Front up and over loading door.
- Hardwearing concrete surfaced loading area generous allocated car parking.

Accommodation

(All dimensions and areas are calculated on an approximate Strictly by appointment through the sole agents: gross internal basis).

Overall

15.62m x 7.43m (116 sq m)

(51'3" x 24'4") (1,249 sq ft)

In addition there is currently a mezzanine area totaling approx: 50.9 sq m (548 sq ft) which is available to purchase by the incoming tenant if required: further information upon request.

Services

Mains electricity, water and drainage are all connected.

Terms

A new fully repairing and insuring lease is available for a term to be agreed at an initial rental of £10,500 per annum exclusive.

Service Charge

In addition to the rental above, a proportional service charge towards the landscaping and estate management of the common areas will also be payable as will buildings insurance: further information upon request.

Energy Performance Certificate (EPC)

An Energy Performance Assessment has been undertaken and the rating is B (42).

Rates

We are informed by the Valuation Office Agency of the following assessment.

Rateable value: £9,100.00 Rates payable 2021/2022: £4,540.90

NB: Qualifying occupiers will benefit from Small Business Rate Relief meaning no rates are payable for the current

VAT

All figures within these particulars are subject to the addition of VAT at the statutory rate.

Legal Costs

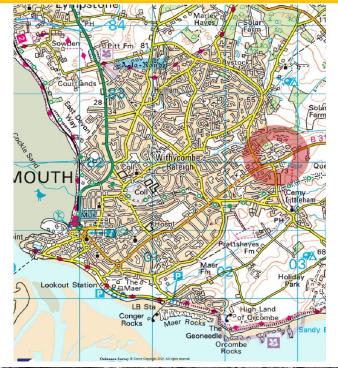
The parties are to be responsible for their own legal costs plus incurred in these transactions.

Viewing & Further information

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

Contact:	Andrew Hosking BSc (Hons) MRICS /
	Tom Churchward MSc
Tel:	(01392) 202203
Email:	andrew@sccexeter.co.uk
	tom@sccexeter.co.uk

Unit 1, Thorntree Units, Liverton Business Park, Salterton Road, Exmouth, Devon, EX8 2NX







Exeter Office

20 Southernhay West, Exeter, EX1 1PR

- T: (01392) 202203
- F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.