



Unit 4, Gales Sawmills, Court Street, Moretonhampstead, Devon, TQ13 8LG

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Modern industrial/warehouse unit

In Dartmoor's largest town, with good transport links to A30,
A38 and Exeter

1,015 sq.ft (94.3 sq.m)

With parking and loading area to front

Rent: £9,750 per annum

strattoncrebercommercial.co.uk

Location

The property fronts the B3212 Court Road close to the centre of Moretonhampstead and some 14 miles south west of Exeter. It forms part of the former Sawmill site, which is adjacent to a new small housing estate known as Sawyers Walk, around 200 metres from the town centre.

Description

A modern end-of-terrace industrial/warehouse unit recently constructed with a high standard of external finish. Access is via an insulated sectional up-&-over loading door (4.5m wide, 4.5m tall) and a separate pedestrian door. Behind the pedestrian door is a room suitable for office/reception use, and there is a disabled-compliant WC to the rear. The remainder of the space is fully open-plan and full height with a clear internal height of 5.25 metres.

The unit has wall-mounted sockets, LED lighting, double glazed windows (including at high level, permitting future addition of a first floor) and a sink in the workshop.

To the front of the unit is an area for parking area and loading.

Accommodation

Gross Internal Area approximately 1,015 sq.ft (94.33 sq.m).

Terms

Offered by way of a new lease on full repairing and insuring terms, at an initial annual rent of £9,750 per annum. All other terms to be by negotiation.

The landlord re-charges the cost of buildings insurance, which is currently around £400 per annum.

Business Rates

Assessed as 'workshop & premises' with a rateable value of £7,800. The rates payable in the year 2021/22 are understood to be £3,892.20 but small business rates relief is available to qualifying companies and would reduce the rates payable to nil in the current year.

VAT

VAT is applicable to the rent.

Legal Costs

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

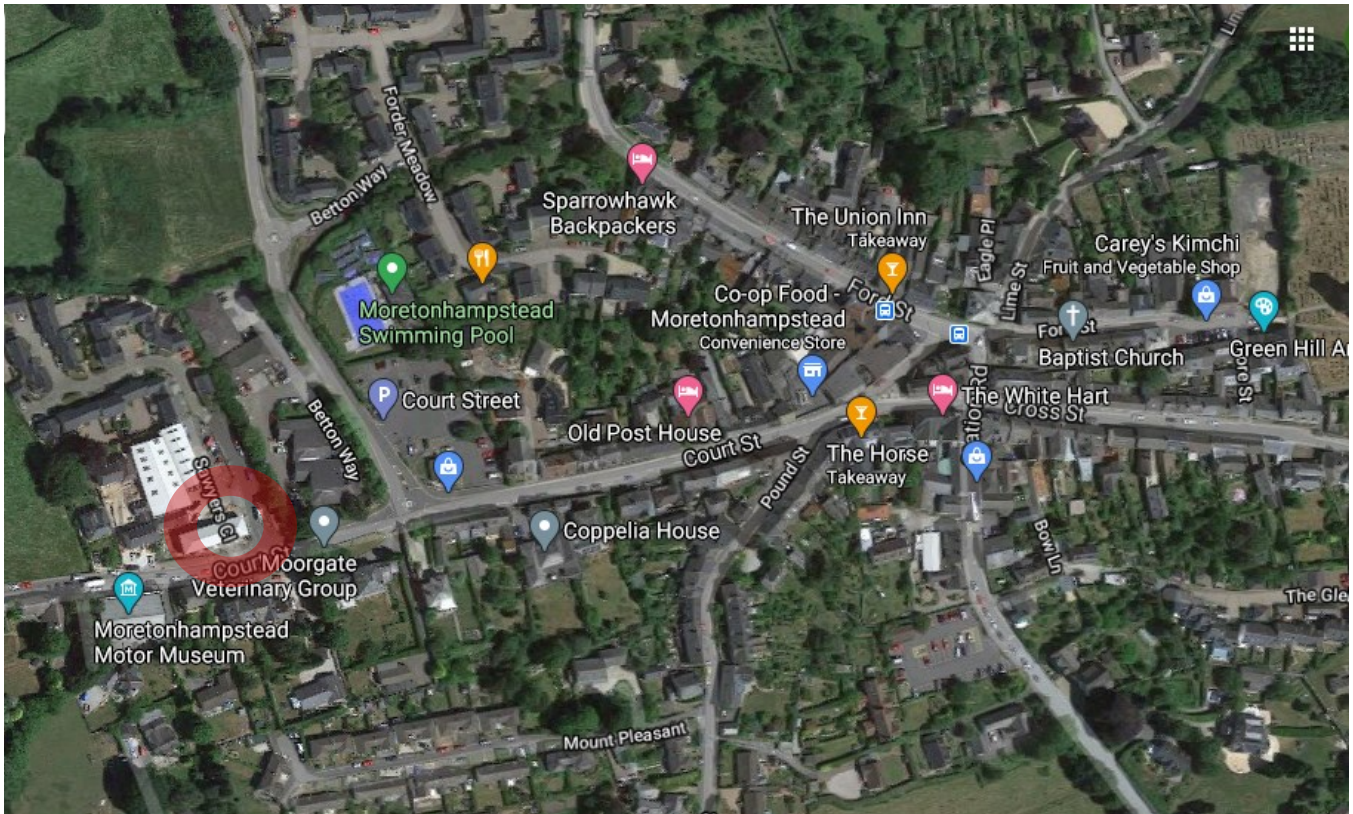
Viewing & Further information

Strictly by appointment through the sole agents:

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

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