



stratton
creber
commercial

property consultants

To let

Unit 8b, 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 6 parking spaces

100% Small Business Rates Relief applies

To let: £19,750 per annum

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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 three rooms off the main office area. Features include:-

- Suspended ceilings with LED lighting
- Full carpeting
- Perimeter trunking providing data and power sockets
- Powder-coated aluminum framed, double glazed windows
- Intruder alarm
- Own kitchen and WCs including disabled
- Air conditioning
- 3-phase electricity

The unit has six allocated parking spaces.

Accommodation

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

Lease terms

The unit is offered by way of an assignment of the current lease, which is for a term expiring on 20th August 2030. The lease is on full repairing and insuring terms.

The current rent is **£19,750 per annum exclusive**, fixed until review in August 2025.

Alternatively, a new lease may be available on terms to be negotiated with the landlord.

Rates

Unit 8a is assessed as 'offices and premises' with a rateable value of £11,500, and the rates payable in the years 2020/21 and 2021/22 are understood to be £5,738.50.

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.

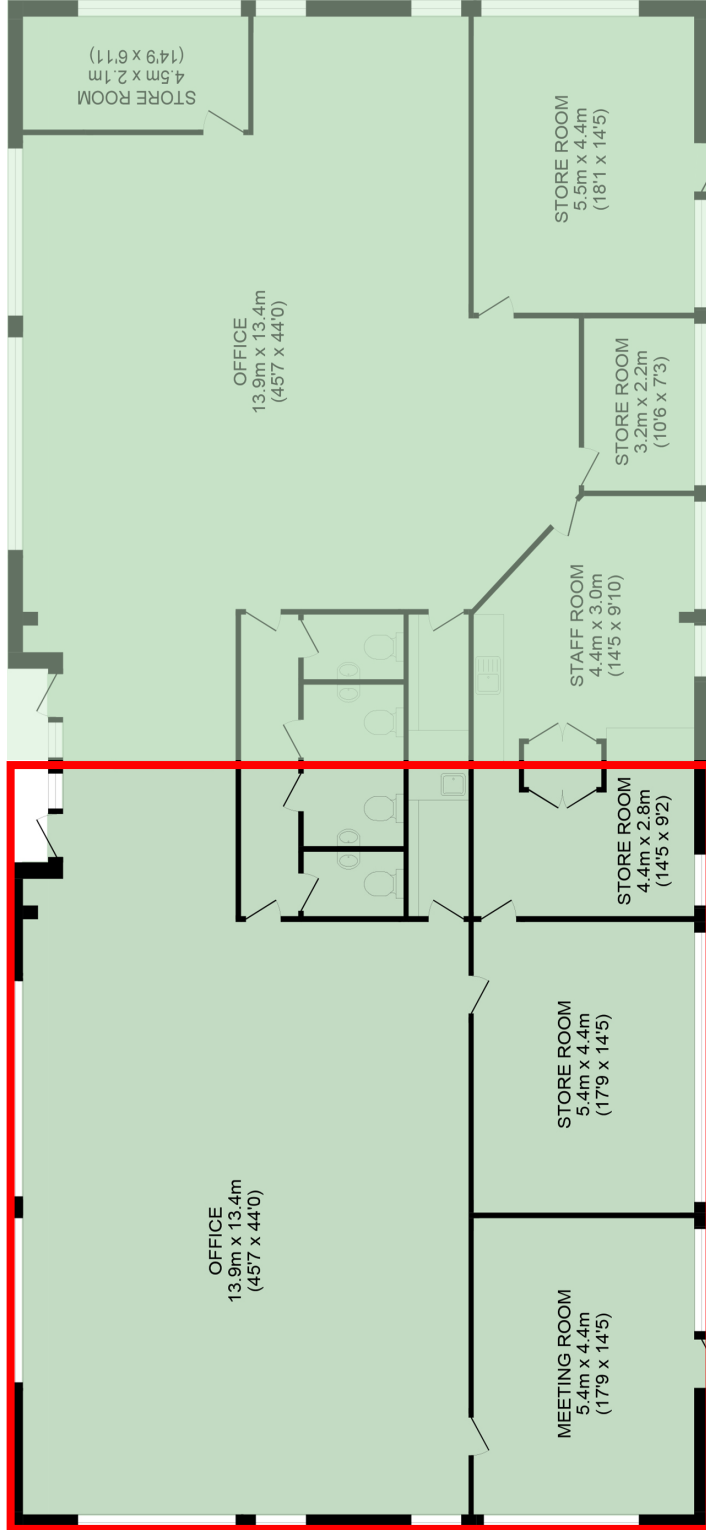
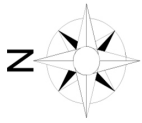
Viewing & Further information

Strictly by appointment through the sole agents:

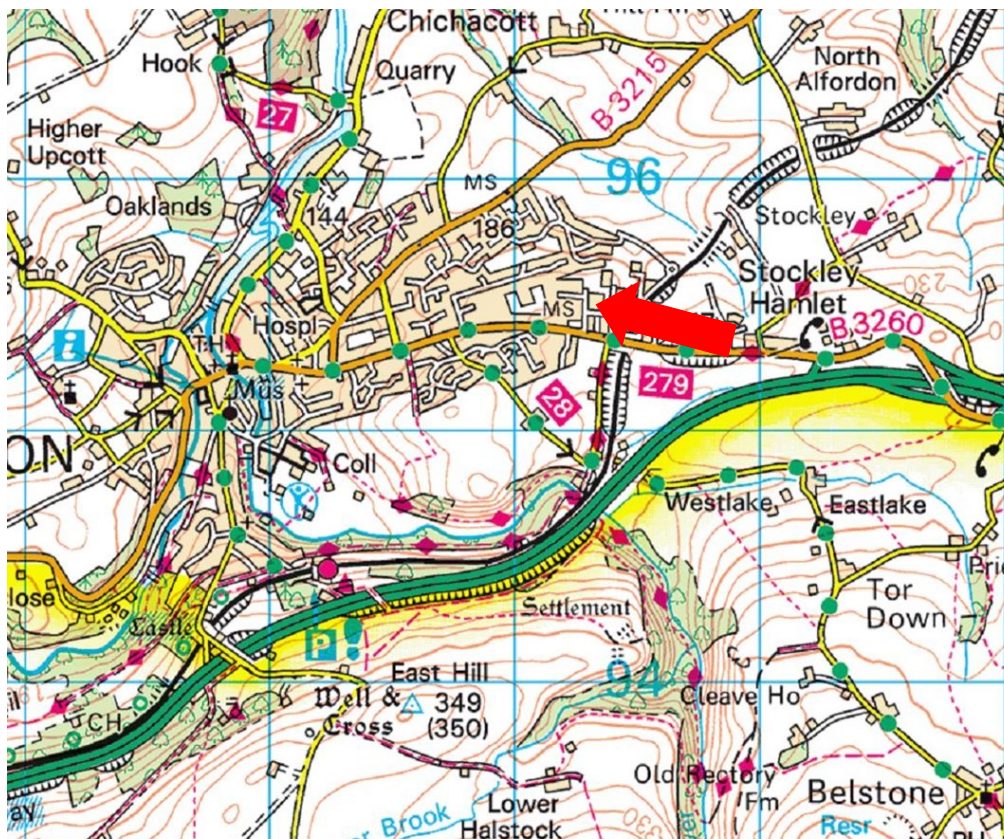
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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





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



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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