



**For Sale
(may let)**

**Units A, B & D, Cranmere Road, Exeter Road
Industrial Estate, Okehampton, EX20 1UE**

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Modern building - mix of workshop / labs, office & warehouse

Total floor area: 7,439 sq.ft (691.1 sq.m)

Available as a whole or as units from 3,360 sq.ft (312 sq.m)

8 parking spaces plus securely fenced storage compound and
shipping container

For sale (freehold): from £450,000 (part) to £950,000 (whole)

strattoncrebercommercial.co.uk

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 / Accommodation

The property was constructed in the early 2000s and provides a combination of warehouse, office and workshop/laboratory accommodation, with parking/external storage to the front and side of the building.

The property comprises three conjoined buildings, which can be offered as a whole or by way of a split. See plans and photos overleaf.

Unit A is a warehouse with mezzanine floor to most of its area. It has two roller-shutter doors, eaves height of circa 5.85m, disabled WC, wall-mounted electric fan heaters and strip lights on both levels. Externally it has parking for around 5 cars plus loading access to both doors.

Ground floor:	1,859 sq.ft	172.7 sq.m
Mezzanine:	1,501 sq.ft	139.5 sq.m
Total Unit A:	3,360 sq.ft	312.2 sq.m

Unit D connects with Unit A to one side and Unit B to the other, and provides offices, kitchen and disabled WC, all on ground floor. The accommodation is open to the underside of the roof cladding (with translucent light panels and timber roof beams) and has double glazed doors and windows, suspended LED lights, perimeter trunking in the offices and carpeted floors.

Unit D Ground floor:	885 sq.ft	82.2 sq.m
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Unit B provides offices at upper ground floor level, with workshops / laboratory space, office and loading bay on lower ground floor level (the latter with loading door access from the parking/storage area to the side). The offices are open to the underside of the roof cladding (with translucent light panels and timber roof beams), with double glazed doors and windows, suspended lights and carpeted floors. The lower ground floor areas have concrete floors, suspended ceilings with recessed lighting and wall-mounted electric heating.

Upper ground floor:	1,805 sq.ft	167.7 sq.m
Lower ground floor:	1,830 sq.ft	170.0 sq.m
Total Unit B:	3,635 sq.ft	337.7 sq.m

Total GIA (all units): 7,880 sq.ft 732.0 sq.m

Freehold sale terms

Units A & D: offered by way of a sale of the freehold at a price of **£450,000**.

Unit B: offered by way of a sale of the freehold at a price of **£550,000**.

Units A, B & D (i.e. whole property): offered by way of a sale of the freehold at a price of **£950,000**.

Lease terms - new lease

The whole or individual units may be available by way of a new lease; ask the Agents for details.

Business Rates

Unit A: Assessed as 'store and premises' with a rateable value until of £19,750, and the rates payable in the year 2026/27 are understood to be £8,532.00 before any transitional relief.

Unit B: Assessed as 'offices and premises' with a rateable value until of £26,250, and the rates payable in the year 2026./27 are understood to be £11,340.00.

VAT

VAT is applicable to the purchase price.

Broadband / Connectivity

There is a fibre optic connection to the property. 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:

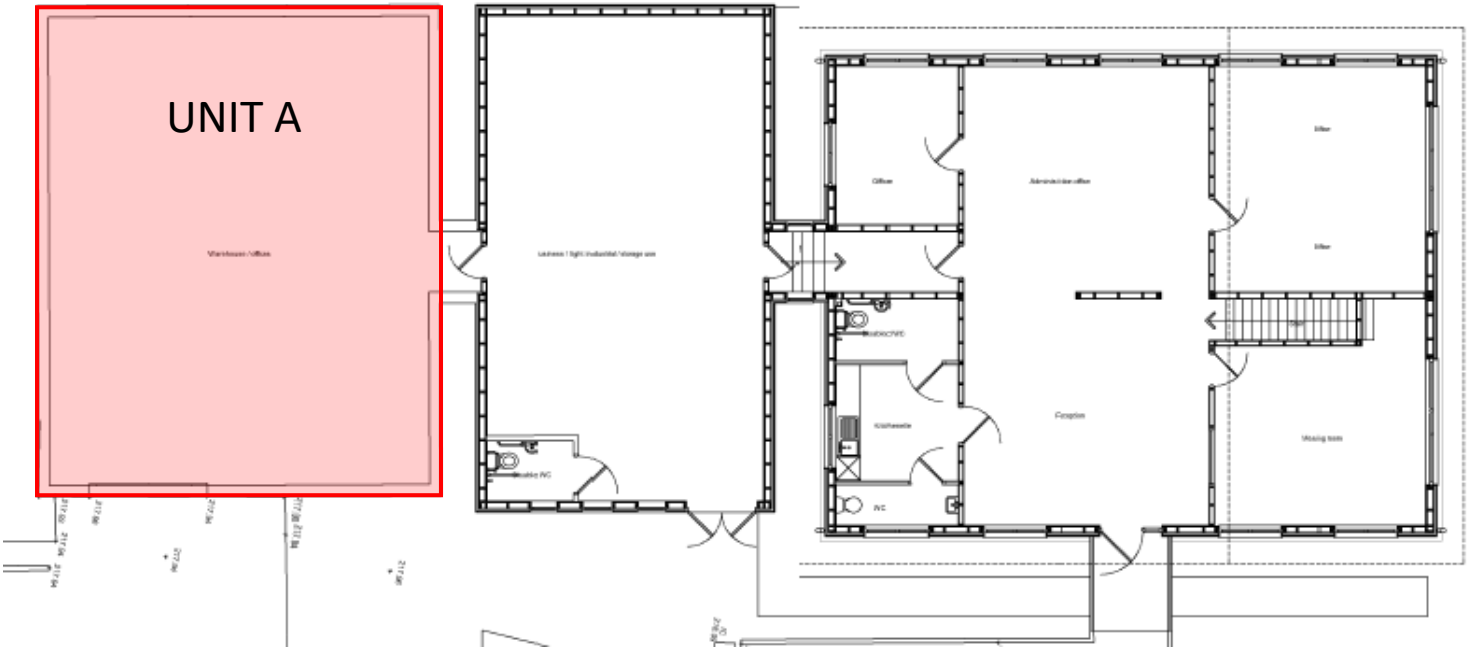
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

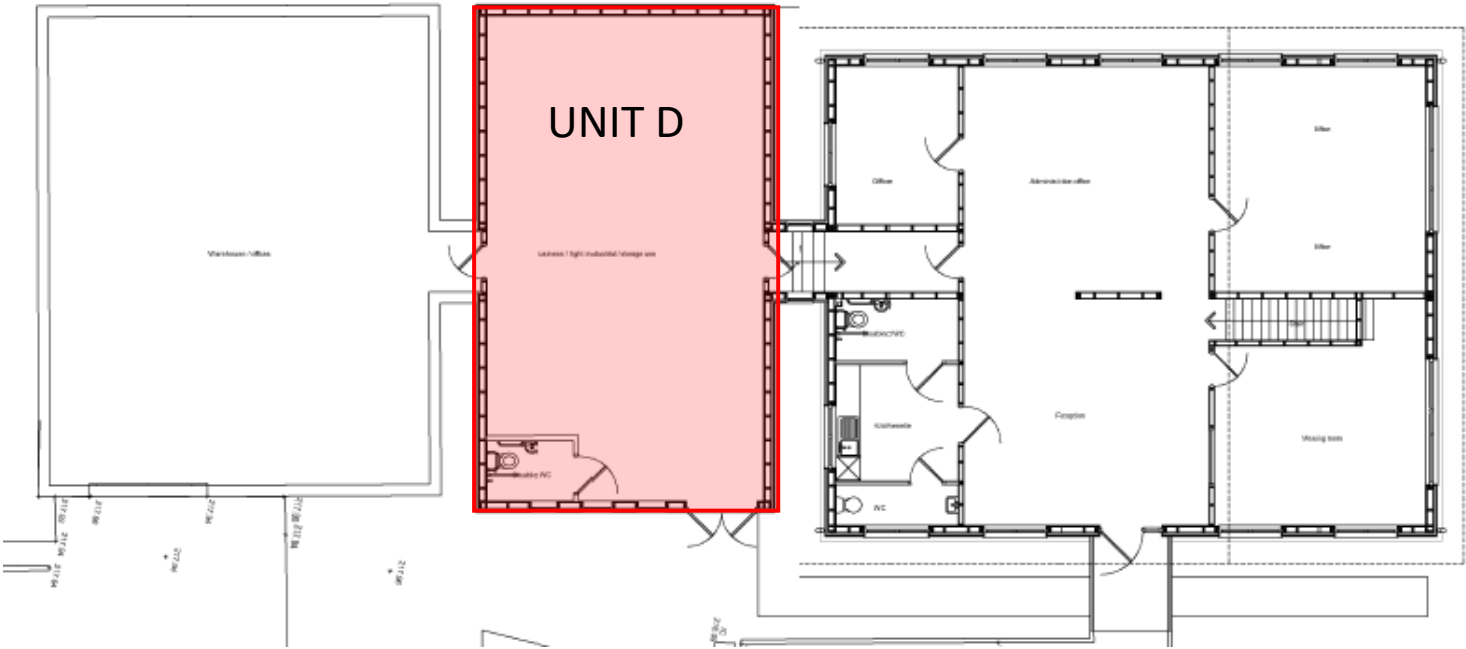
Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@scexeter.co.uk

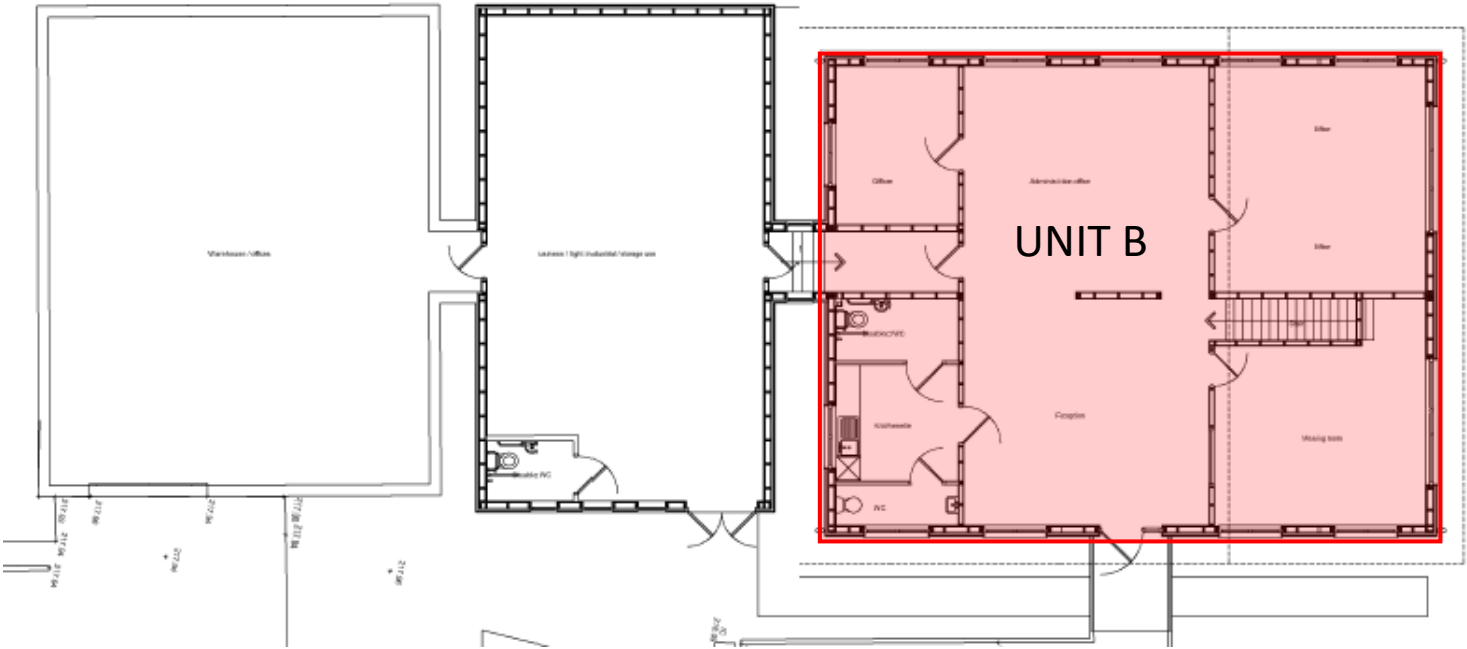
Energy Performance Certificate

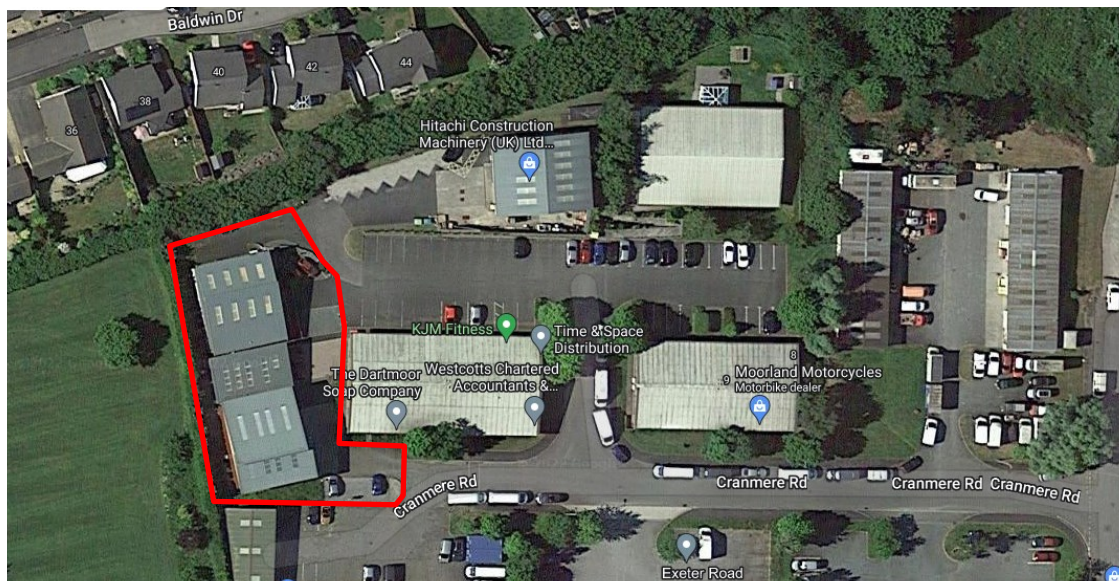
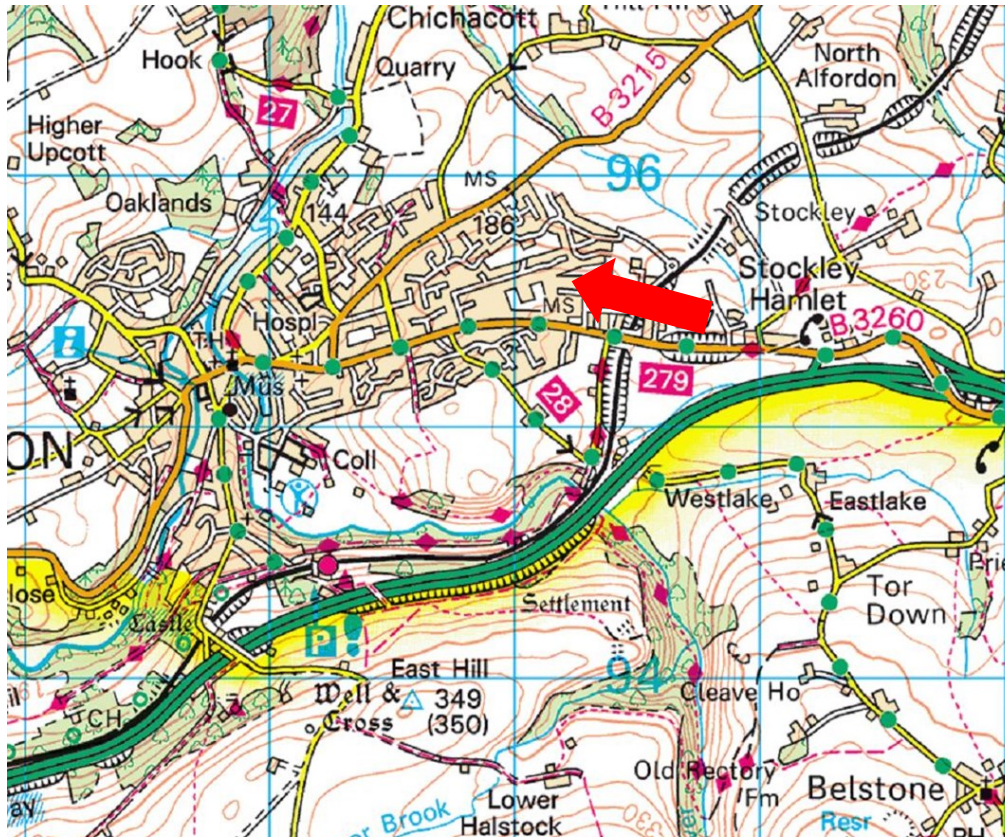
Unit A: Assessed in band D.

Unit B: Assessed in band B.









Exeter Office

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