

# TO LET

## Modern Two Storey Business / Warehouse Premises

**Ground: 1,296 sq.ft (120.40 sq.m)**

**Mezzanine: 901 sq.ft (83.67 sq.m)**

**TOTAL: 2,197 sq.ft (204.07 sq.m)**



### Unit 10C, Mill Park Industrial Estate, White Cross Road, Woodbury Salterton, Nr Exeter EX5 1EL

**Location:**

Mill Park Industrial Estate is conveniently located just off the Sidmouth Road (A3052), approximately three miles east of Junction 30 of the M5 motorway. This Estate provides a very pleasant rural setting and yet is located only minutes from the M5. It also lies in close proximity to Greendale, Hill Barton and Langdon Business Parks.

### Description:

The property is situated in the middle of a small terrace of five units and comprises ground floor business / warehousing accommodation together with mezzanine offices and storage above. The unit is of steel portal frame construction, believed to have been built in 2004, with rendered blockwork and insulated profile steel elevations and roof incorporating daylighting panels. The property has an electric loading door (3.96m wide x 2.97m high), a separate pedestrian access door, striplighting, a security and fire alarm system, disabled toilet and kitchenette. There is also an office on the ground floor measuring approximately 5.12m x 4.42m plus a reception / office of 3.53m x 2.28m.

The mezzanine floor provides an additional storage area, together with two further offices / meeting rooms, a separate kitchen / staff room and toilet. The ground and mezzanine offices are air conditioned with some of these units also providing heating as well. There is parking in front of the building for several vehicles.

### Accommodation:

The accommodation can be summarised as follows (average dimensions were taken and all areas are approximate):

Accommodation	Area Sq.ft	Area Sq.m.
Ground Floor Warehouse (inc Office)	1,296	120.40
<i>Mezzanine</i>		
Open Plan Store	318	29.51
Office 1 / Meeting Room	206	19.11
Office 2 / Meeting Room	173	16.11
Kitchen / Staff Room	204	18.94
<b>TOTAL</b>	<b>2,197</b>	<b>204.07</b>

### Business Rates:

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £12,000  
 Rates Payable for 2020 / 2021: £5,9880

From 1<sup>st</sup> April 2017 100% rates relief is applicable to qualifying tenants up to a Rateable Value of £12,000. We recommend that interested parties contact East Devon District Council on 01404 515616 for further information.

### Terms:

The property is available on a new Full Repairing & Insuring lease for a term to be negotiated at an initial rent of £13,250 per annum exclusive.

### VAT:

VAT is payable at the standard rate.

### Energy Performance Certificate (EPC):

The energy performance certificate rating is F127. The full certificate and recommendations can be provided on request.

**Money Laundering Regulation Compliance:**

In order to comply with UK Money Laundering Regulations 2017, Haarer Goss will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and any other required documents.

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Viewing:**

For further information or to view the premises, please contact the sole agents:

Haarer Goss  
*chartered surveyors*  
17 Barnfield Road  
EXETER  
EX1 1RR  
☎ (01392) 251171  
✉ [mark@haarergoss.co.uk](mailto:mark@haarergoss.co.uk)

**Contact: Mark Beskeen**

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## Location Plans – Mill Park Industrial Estate, Woodbury Salterton

