



To let /  
For sale

Units 13 & 14 Meadow Business Park, Marsh End,  
Lords Meadow Trading Estate, Crediton, EX17 1DN

Viewing by prior appointment  
with Andrew Hosking

**(01392) 202203**

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Detached warehouse unit with offices built circa 1990

Approx: 7,143 sq ft (663.6 sq m) ground floor

Approx: 1,199 sq ft (111.4 sq m) first floor

Approx: 964 sq ft (89.6 sq m) mezzanine

Initial annual rental £35,000 p.a.x

Price: £385,000

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Lords Meadow Trading Estate is situated to the east of Crediton town centre situated about 8 miles north west of Exeter.

A new link road opened in 2014 connecting the estate to the A377 which has significantly improved access on to Lords Meadow.

The property is located off Marsh End via Common Marsh Road and sits within a small contained estate with 5 other warehouse buildings situated around a shared courtyard.

Established companies on the estate include Graphic, Buckland Timber and South West Galvanisers.

## Description

The property comprises a detached warehouse building constructed around 1990 benefiting from two storey integral office accommodation, a mezzanine, a security gate at the entrance and parking.

The property is of steel portal frame construction part clad by profile steel cladding and with part blockwork elevations.

The majority of the building comprises full warehouse accommodation with two electrically operated up and over loading doors (each 4m wide by 4.46m (13.2" x 14'8"). and an eaves height of 6.06m (19'10") to the underside of the steel frame haunch.

The warehouse also contains high bay fluorescent lighting and 3 Reznor roof mounted gas heaters.

## Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis)

### Ground floor

Overall 149'11" x 49'4" (45.7m x 15.06m) less 16'8" x 15'10" (5.08m x 4.84m = **7,143 sq ft (663.6 sq m)**).

In addition to full height warehouse space, the ground floor also contains a storage area under the mezzanine (previously used as a packing area), reception, store and office.

### First floor

Overall: 1,199 sq ft (111.4 sq m) comprising main board room office, office 2, kitchen area, server room and male and female wc facilities.

### Mezzanine

49'4" x 19'6" (15.06m x 5.95m) 964 sq ft (89.6 sq m), providing storage, locker room, offices and staff area.

**TOTAL (approx): 9,306 sq ft / 864.6 sq m**

## Terms

The property is available on a new fully repairing and insuring lease for a term to be agreed at an initial annual rental of **£35,000 p.a.x.** or for sale at **£385,000.**

## Rateable value

We understand from the Valuation Office Agency website that the property is currently assessed for business rates as part of a larger premises occupied by the previous tenant, Ernest Jackson, and will therefore need to be reassessed for rates purposes upon occupation by a new party; further guidance available upon request.

## Energy Performance Certificate

The EPC has been prepared and the rating is C (73).

## VAT

We are informed that VAT will be chargeable on the rent / purchase price.

## Legal Costs

The parties are to bear their own legal costs in the transaction.

## Viewing & Further information

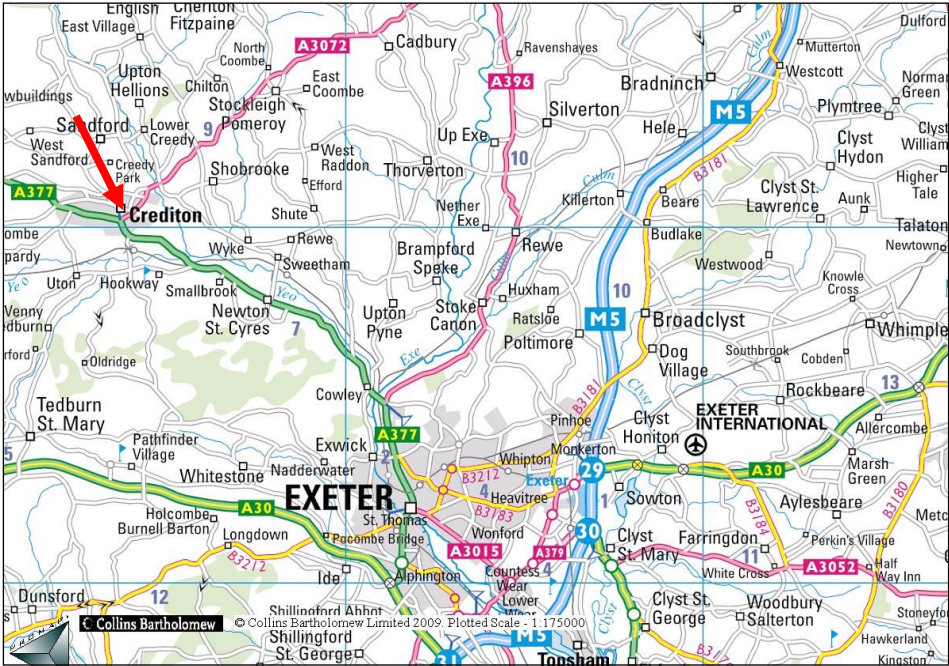
Strictly by appointment through the sole agents:

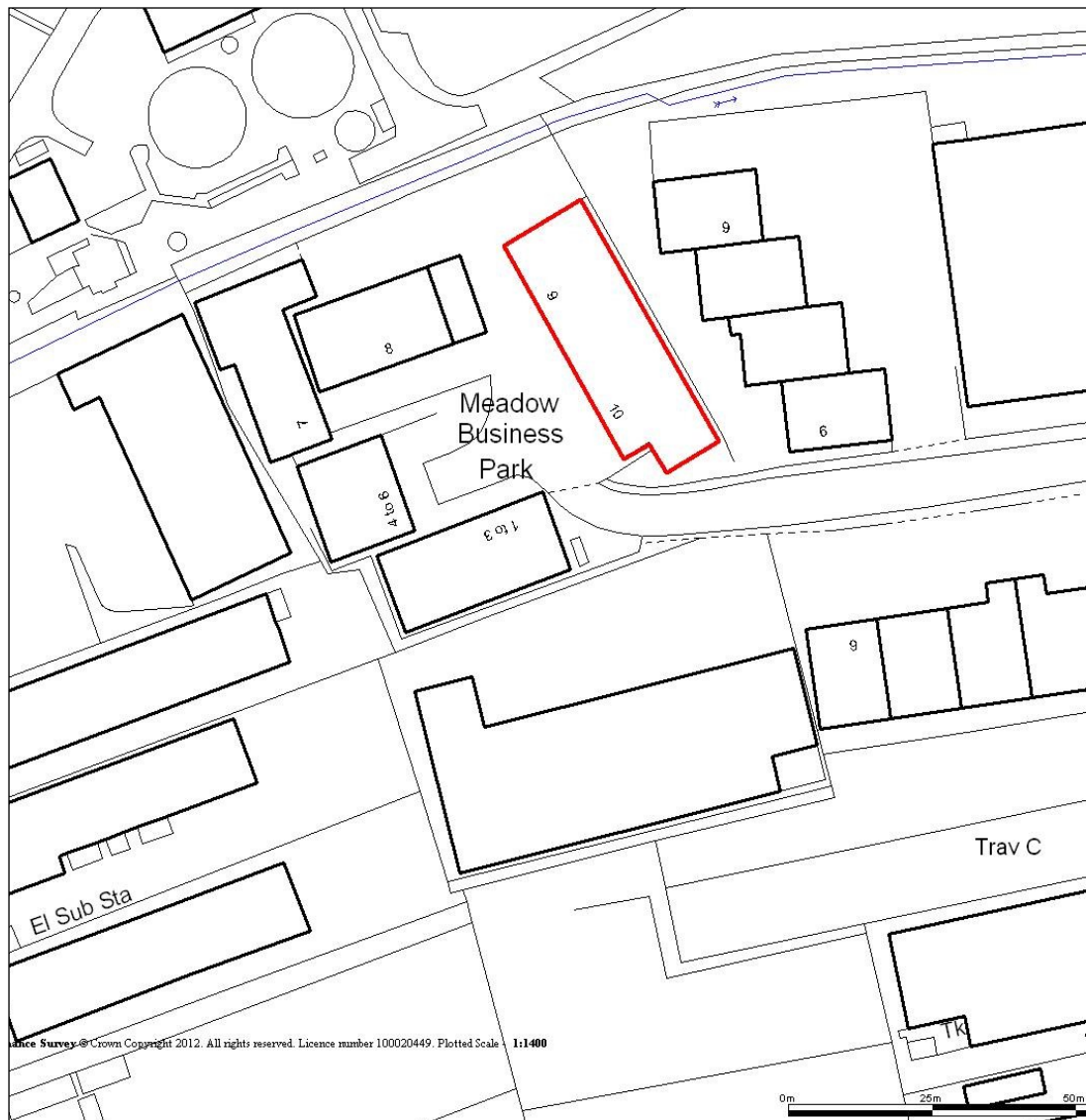
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