

# TO LET

## New Industrial Premises with Parking

Unit 5C, Gerrydown Business Park, Winkleigh Airfield, Devon, EX19 8DW



- 2,362 sq.ft (219.42 sq.m)
- Last remaining unit on new development
- Possible installation of a mezzanine floor
- Concrete loading apron and dedicated parking



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### Location

Winkleigh is a thriving village situated in the heart of Devon. It has an active community and an excellent range of local services and facilities, supporting residents and businesses alike. Winkleigh is located on the A3124 approximately 13 miles (25 minutes) from the A30 dual carriageway at Whiddon Down providing easy access to Exeter and the M5 motorway to the east and Okehampton, Plymouth and Cornwall to the west. Great Torrington, Bideford and Barnstaple in North Devon are also within easy driving distance.

Winkleigh Airfield is a well-established location for commercial businesses with occupiers including Surf Bay Leisure, Kingsleigh Plastics, Tristan Johnson Thatching Supplies, Bedwells Removals, South West Wood Products, Transmix Recycling, and Devon Plant Services to name just a few.

Gerrydown Business Park is an exciting new development of business units adjacent to Bedwell Removals, Jonesy's Café, Pet, Home & Garden Supplies and Mark's Gym. 5C is the last remaining unit within this new development with neighbours comprising the award winning Scribbleton (children's activity centre), One Motion Logistics and The Window Doctor.

### Description

The premises are approached via a wide recently tarmac surfaced road and concrete yard providing good access and parking.

The premises are constructed of steel portal frames with low maintenance insulated profiled steel elevations and roofs. The roofs incorporate translucent roof lights which provide a good degree of natural illumination, which is supplemented by energy efficient LED lighting. The front elevation includes a high quality insulated electric roller shutter door 4.4m high x 4m wide (14' 5" x 13' 1") with a separate insulated steel personnel and fire escape door to the rear. The unit benefits from a power floated concrete floor and an internal eaves height to the underside of the steel portal frame haunch of 5m (16' 4") and a maximum internal height of 7.3m (approx. 24') allowing sufficient height for a mezzanine or full first floor to be installed;

the structural steels have been pre-drilled to accommodate this. Sound insulation has been fitted within the party walls to reduce sound transmission between neighbouring occupiers.

The premises are completed internally, with just the toilet to be installed. The gross internal ground floor area of Unit 5C is 2,362 sq.ft (219.42 sq.m). For larger size requirements the landlord would be happy to discuss the installation of a mezzanine floor.

Externally there is a concrete loading apron to the front of the unit and dedicated parking.

### Lease Terms

The unit is available on a new Full Repairing & Insuring Lease for a term to be agreed.

### Rent

£21,000 per annum exclusive.

### Building's Insurance

The landlord will arrange the Buildings Insurance and reclaim the annual premium from the tenants.

### Services

Mains water and electricity (including 3 phase) are connected to the premises. Drainage is via a private drainage system. Wifi and broadband services are connected.

### Service Charge

The landlord may levy a modest service charge between the occupiers to pay for the maintenance of the communal areas, septic tank and any shared services.

### VAT

VAT is payable on the rent and service charge.

### Business Rates

Rateable Value £12,000.

If the occupier qualifies for Small Business Rates Relief, then no Business Rates will be payable.

### Energy Performance Certificate

The energy performance certificate rating is A25. The full certificate and recommendations can be provided on request.

### Legal Costs

A contribution of £395 plus VAT is required towards the landlord's legal costs, including abortive costs, for preparing the lease.

### Viewing

By appointment with the sole agent, Bruton Knowles.

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Exeter

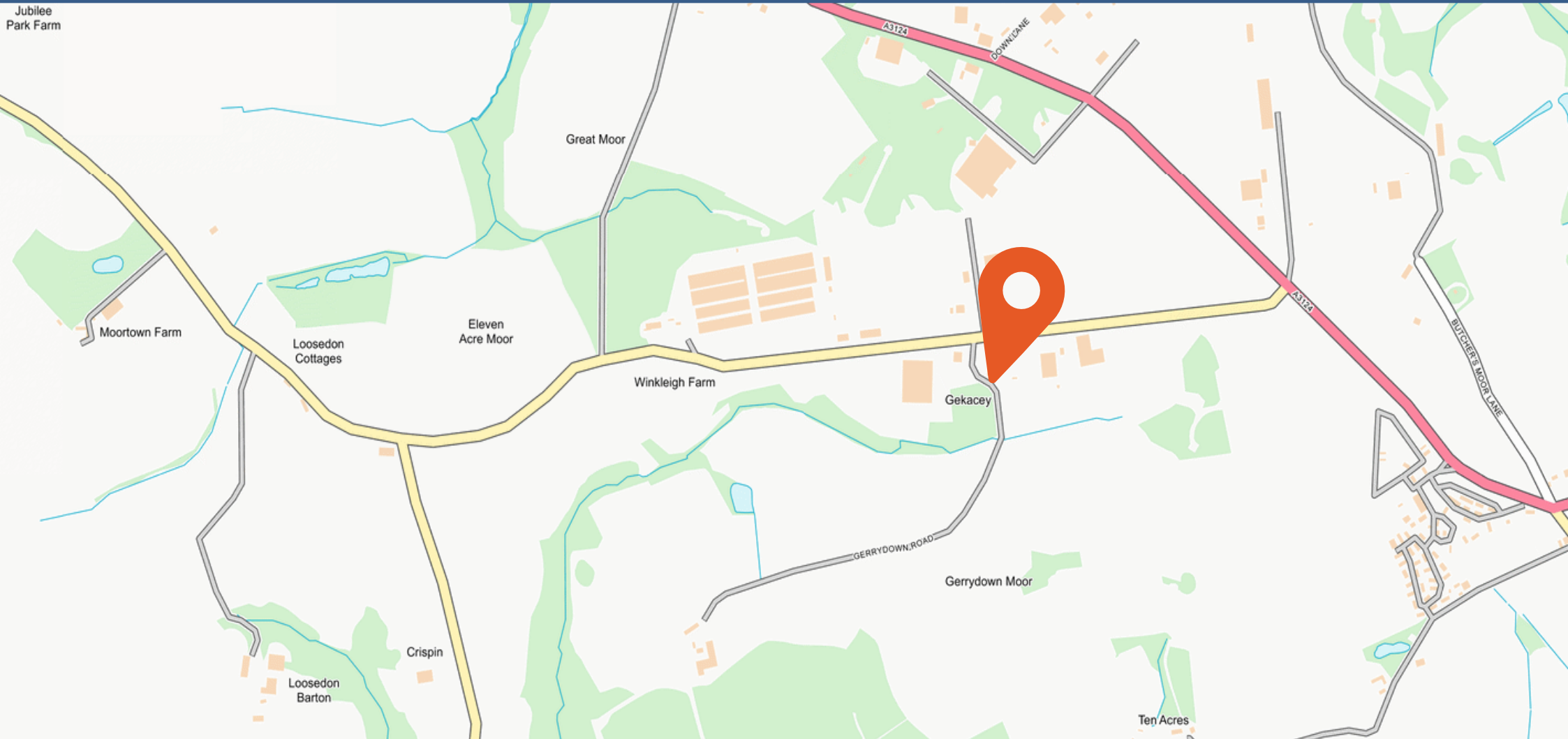
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