

TO LET

Affordable Industrial Premises

60-62 North Road, Okehampton EX20 1BQ



- Last unit remaining
- 23,847 sq.ft (2,215.4 sq.m) – may sub-divide
- Substantial yard and parking – up to 2.68 acres (1.085 hectare)

TO LET Affordable Industrial Premises



60-62 North Road, Okehampton EX20 1BQ

Okehampton

Okehampton is a thriving market town on the northern edge of Dartmoor National Park. The town provides an exceptional environment for those who enjoy the great outdoors with immediate access to Dartmoor and a range of wonderful public spaces such as Simmons Park and leisure facilities including an indoor heated pool, gym complex and all-weather outdoor sports pitches. The town benefits from its own hospital, a reputable technology / community college, a Waitrose and Lidl as well as a variety of national and local retailers.

The latest Devon County Council "Town Profile" indicates that Okehampton serves a local population of approximately 27,200 (including parishes using the town as their main centre) and there is significant new housing development taking place on the outskirts of the town. A site for 375 new homes on the eastern edge of Okehampton is currently being developed.

Okehampton is located adjacent to the A30 dual carriageway which provides fast access to Exeter and Junction 30 of the M5 motorway approximately 24 miles to the east, and swift access to Cornwall to the west.

Location & Description

North Road is Okehampton's principal location for trade-counter businesses including Howdens Joinery, Jewson and RGB Building Supplies. Following a significant expansion of its business, H.E. Services (Plant Hire) Ltd has recently relocated its Okehampton depot to North Road, having acquired a 6-acre site which was previously occupied by a furniture manufacturing business.

H.E. Services has developed part of this prominent site for its own business requirements and is offering the remainder as a whole or in separate lots to suit the operational needs of potential occupiers.

The former factory and warehouse premises are constructed with brick or rendered concrete blockwork elevations with clear span steel portal frames supporting insulated roofs

incorporating translucent rooflights. The warehouses benefit from power floated solid concrete floors and have varying internal eaves height of approximately 2.4m with roof apex heights of approximately 4.6m.

Unit 1 has generous external parking, yard and circulation areas with personnel and a loading door providing a good degree of access and flexibility. There are basic office and welfare facilities within Unit 1 and depending on the occupier's needs these can be renovated, modernised or removed.

Due to the former use of the premises, the factory/warehouse space has been largely stripped back to a shell condition, presenting a blank canvas ready to meet the needs of future occupiers.

Accommodation

There are four units which are not occupied by H.E. Services, three of which have already been let in recent months to local businesses. The remaining unit comprises the following (all areas stated are based on approximate Gross Internal dimensions):

Unit	Accommodation	Sq ft	Sq m
Unit 1 - Available	Offices & Warehouse	23,847	2,215.4
Unit 2 - LET	Warehouse	10,267	953.79
Unit 3 - LET	Warehouse	3,726	346.2
Unit 4 - LET	Warehouse	5,551	515.7

Externally there is excellent access from North Road with ample yard and car parking space allocated to Unit 1 (circa 9,850 sq.ft / 915 sq.m) immediately adjacent the premises.

Top Yard Space

The top yard provides approximately 2.68 acres (116,741 sq.ft) or 1.085 hectares (10,850 sq.m) of yard space. Currently hectra 0.75 acre (32,670 sq.ft) is tarmac or stone surfaced and the remainder will be graded and dressed in stone by the landlord, depending on the end user's requirements.

Services

The premises benefit from mains water, drainage and 3-phase electricity.

Business Rates

The Business Rates will need to be reassessed depending on how the premises are configured. Please contact the letting agents for further details.

Energy Performance Certificate

The energy performance certificate rating is E105.

VAT

We are advised that VAT is applicable to the rent and service charge.

Proposed Lease Term

The landlord recognises that some businesses will have different occupational requirements to others, some requiring quite a basic specification (wind, watertight and secure premises) and others seeking a higher level of internal fit out. The landlord is open to considering a number of options, and the lease and rental terms will be determined by this.

Rent

For basic specification premises the rent will be based on circa £4.50 per square foot per annum exclusive. A higher rent will be sought if the landlord is required to upgrade the premises.

The top yard space is available at an annual rent based on £1.50 per square foot per annum exclusive.

Rent Reviews

Rents increase annually in line with Consumer Price Index (CPI) to keep pace with inflation.

Utilities

These are metered, and the tenant shall pay the utility provider directly or landlord if sub-metered.

TO LET **Affordable Industrial Premises**

60-62 North Road, Okehampton EX20 1BQ



Building's Insurance & Service Charge

The tenant shall be liable to contribute a fair proportion towards the annual building's insurance premium for the premises, and towards a modest service charge to cover maintenance of the communal yard and items shared in common with neighbouring occupiers.

Legal Costs

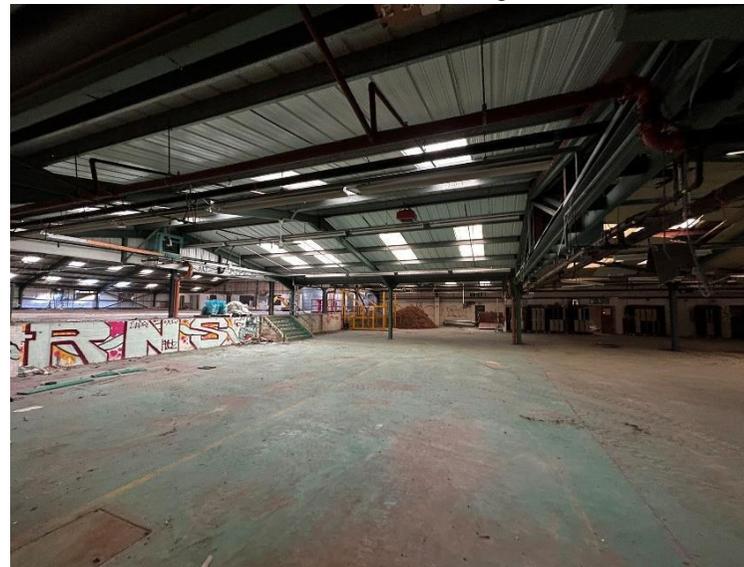
Each party to be responsible for their own legal costs incurred with the transaction.

Viewing

For further information, or to view the premises, please contact the sole agents, Bruton Knowles.



Unit 1 Yard & Parking



Unit 1



60-62 North Road, Okehampton
Indicative site plan for guidance purposes only and should not be relied upon for scale or accuracy

TO LET **Affordable Industrial Premises**

60-62 North Road, Okehampton EX20 1BQ



Contact:

Iain Biddlestone

Partner

T: 01392 251171

E: iain.biddlestone@brutonknowles.co.uk

Exeter office:

17 Barnfield Road

Exeter EX1 1RR



Top Yard & Storage Land

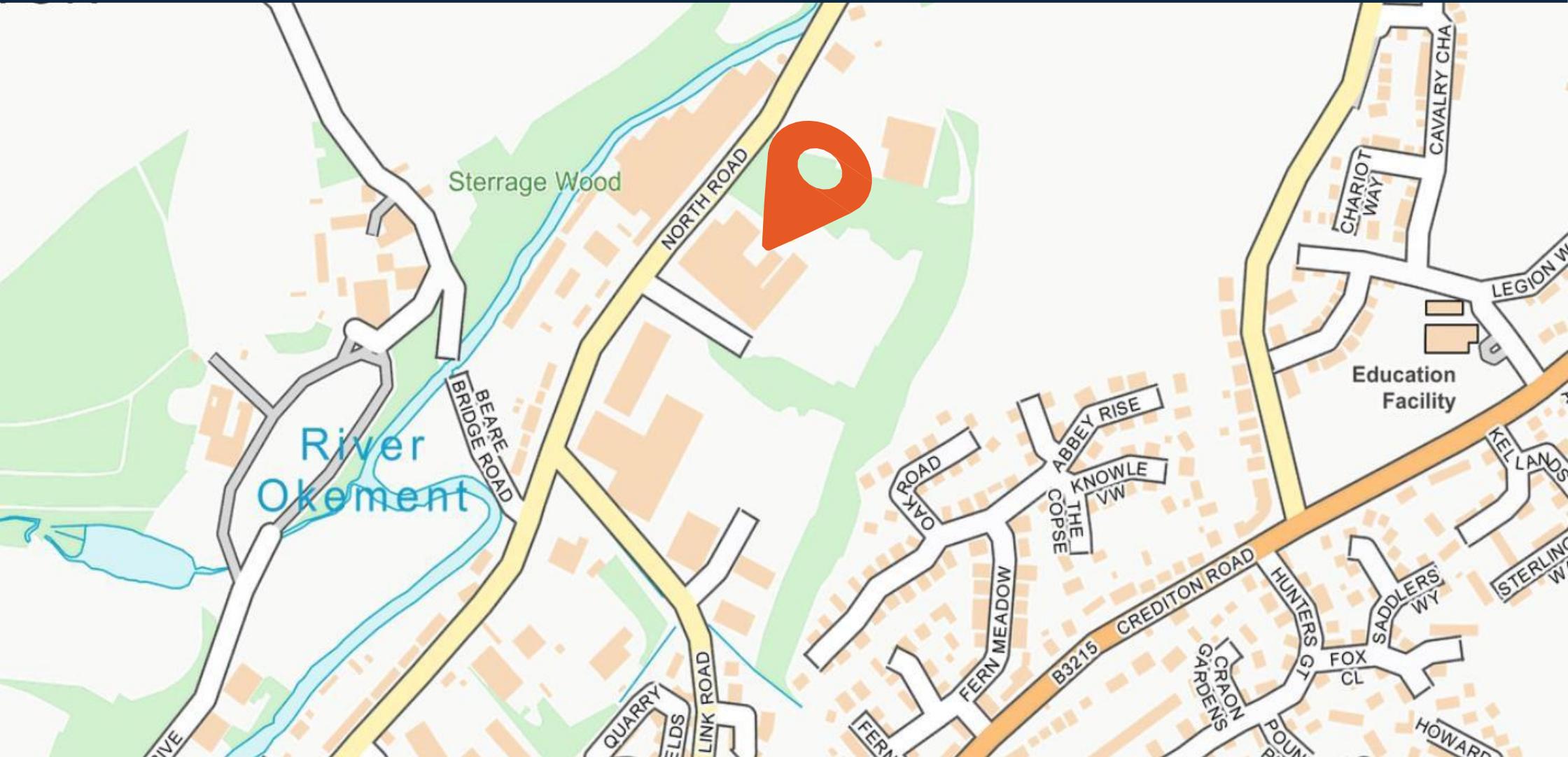


Private Access Road to Unit 1 & to Top Yard

TO LET

what3words [putter.pianist.stores](https://www.putter.pianist.stores)

60-62 North Road, Okehampton. EX20 1BQ



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



To Let | Code 12204

brutonknowles.co.uk