

TO LET

Warehouse with Large Secure Yard

Unit 3, East Town Park, Mill Street, Crediton EX17 1HL



- Warehouse 2,415 sq.ft (224.35 sq.m)
- Secure Yard 5,860 sq.ft (544 sq.m)
- High palisade security fencing
- Rent £26,250 per annum exclusive



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Crediton

Crediton is a vibrant market town, with a resident population of 7,835 (in 2011) which has continued to grow at just under 8% in the past 10 years. According to Devon County Council statistics, the town had a "Devon Town Area" population of 20,467 in 2009 and serves a number of outlying parishes. In more recent years, the town has benefited from the further development and expansion of employment at Lords Meadow Industrial Estate. This has included a new link road to the A377 and the improvements to the sports and recreation facilities in the adjacent Leisure Centre. Crediton is situated within the Exeter commuting area, approximately 7 miles (11km) north-west of the city, and 15 miles (24km) south west of Tiverton.

Location

East Town Park is prominently situated with extensive road frontage to the A3072 Mill Street, which forms an important link from the town centre to Lords Meadow, where both the main industrial and employment uses are located as well as the extensive sports and leisure facilities at Lords Meadow Leisure Centre. The site now benefits from improved link road access to the A377 Wellpark roundabout.

Other occupiers of units at East Town Park include the renowned hand-built kitchen manufacturer Lowe & Bespoke as well as Partservice, a supplier of auto-motive spares parts. Morrisons supermarket is located immediately next door to the site, and Lidl is about to open a new supermarket close by.

Description

This detached modern warehouse unit provides approximately 224.35m (2,415 sq.ft) of accommodation together with a 544 sq.m (5,860 sq.ft) secure yard with 2.4m (approx 8') high palisade security fencing.

The yard has unfettered access and 6m (approx 20') wide double gates. The unit itself is of steel portal frame construction, with block walls to a height of 1.4m (4'6") with insulated profiled steel cladding above. The unit has 4.5m (14' 9") internal eaves and a maximum clearance of 5.85m (19'). There is a roller shutter at either end of the premises allowing ease of access from the exclusive secure yard area to the south, or access from the yard area to the north shared with Lowe & Bespoke and Partservice. The main roller shutter door from the secure yard is 4m x 4.25m high and adjacent to this a concertina door of equivalent dimensions. This can be removed by the landlord and cladding put in its place, or retained if the occupier has a larger access requirement.

Warehouse & Secure Yard	Area Metric	Area Imperial
Warehouse	224.35	2,415
Secure Gated Yard	544	5,860

Services

Mains electricity (including three phase), mains water and drainage are connected; please note these services have not been tested by the Agents. There is no mains gas supply connected, but mains gas is understood to be close at hand.

There premises benefit from recently constructed welfare facilities including two WCs (1 disabled), and a staff welfare area with a sink set above a base unit and space for a fridge. Hot water is supplied via an electric Gledhill pressurised system.

Landlord's Works

The landlord is refurbishing the unit prior to letting the premises. These works will include, recladding the front elevation (if required) and redecorating the personnel door.

Leasehold Opportunity

These premises are available on a new lease for a term of six years at a commencing rent of £26,250 per annum exclusive with an upwards only open market rent review at the end of the third year of the term. Longer leases are available if required.

Service Charge

A modest service charge will be payable in addition to the rents quoted above for the maintenance and management of the communal areas and services on the Estate.

Building's Insurance

The building's insurance premium is payable annually and further details are available from the agents on request.

VAT

VAT will be charged where applicable.

Business Rates

Rateable Value: £24,000 (from 1st April 2026).

Description: Warehouse and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/find-business-rates>

Legal Costs

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

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Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available soon.

Viewing

By appointment with the sole agent Bruton Knowles.



Entrance to Secure Yard. Good Accessibility.



Recently Constructed Welfare Facilities



Warehouse



Secure Concrete Yard

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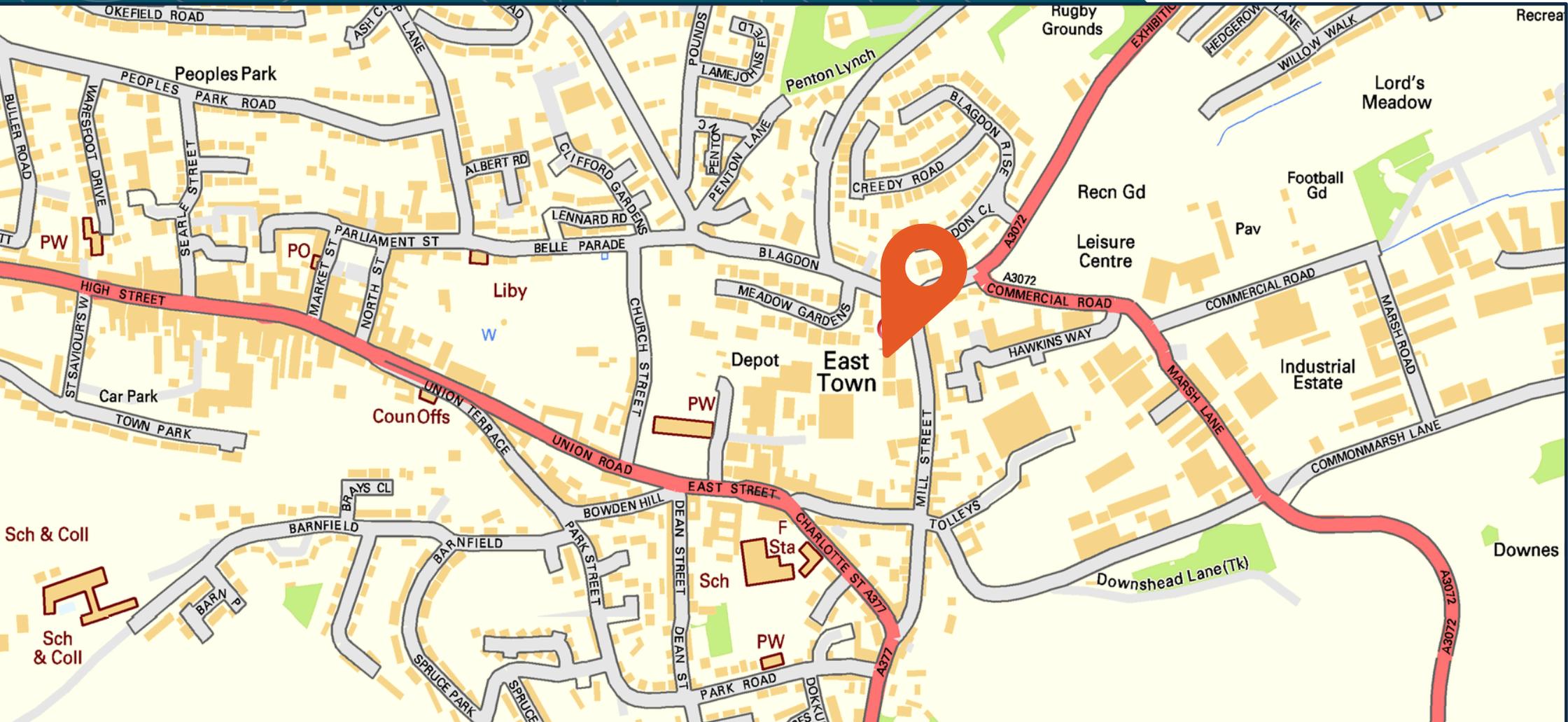
EX1 1RR



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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.

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