

# TO LET

## Warehouse Premises with Parking

2 Marsh Lane, Lord's Meadow Industrial Estate, Crediton EX17 1ER



- 5,522 sq.ft (512.98 sq.m)
- Suit trade counter, warehouse or workshop use
- Exclusive off road parking to the front
- Prominently situated with road frontage

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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

2 Marsh Lane is prominently situated, with road frontage to the main arterial road of the popular Lord's Meadow Industrial Estate. Marsh Lane is characterised by long established trade-counter businesses including Ashgrove Kitchens, Motor Parts Direct, Eakers Builders Merchant, Circle One Wetsuits and Kirton Kayaks, to name but a few.

### Description

The premises comprise a well-configured unit which would suit a variety of businesses including those looking for trade-counter, warehouse or workshop uses. There is reception and office accommodation situated at the front of the unit, along with male and female WCs. There are ample power sockets for most occupier's requirements, telephone and internet sockets.

The warehouse/ workshop space has a good size roller shutter door (3.6m wide x 3.25m high) and due to the mono-pitch roof an internal eaves height of 5.5m reducing to 4.25m, a power floated concrete floor and an insulated roof which was installed in 2024.

Accommodation	Sq ft	Sq m
Warehouse	5,103	474.07
Reception, Office	310	28.80
Male & Female WCs	109	10.11

### Services

Mains electricity 415v (including three-phase), mains water and drainage are connected. There is a mains gas supply and a Powmatic floor mounted gas space heater installed with steel ducting to distribute heat around the warehouse / workshop. Please note these services have not been tested by the Agents.

### Externally

There is exclusive off-road parking and loading available to the front of the property.

### Leasehold Opportunity

These premises are available on a new lease for a term of six years at a commencing rent of £32,500 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.

### Building's Insurance

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

### VAT

VAT is payable at the standard rate.

### Business Rates

Rateable Value: £19,000 (from 1<sup>st</sup> 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.

### Energy Performance Certificate

The energy performance certificate rating is E.

### Viewing

By appointment with the sole agent, Bruton Knowles.

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### Contact:

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### Exeter office:

17 Barnfield Road

Exeter

EX1 1RR



Reception

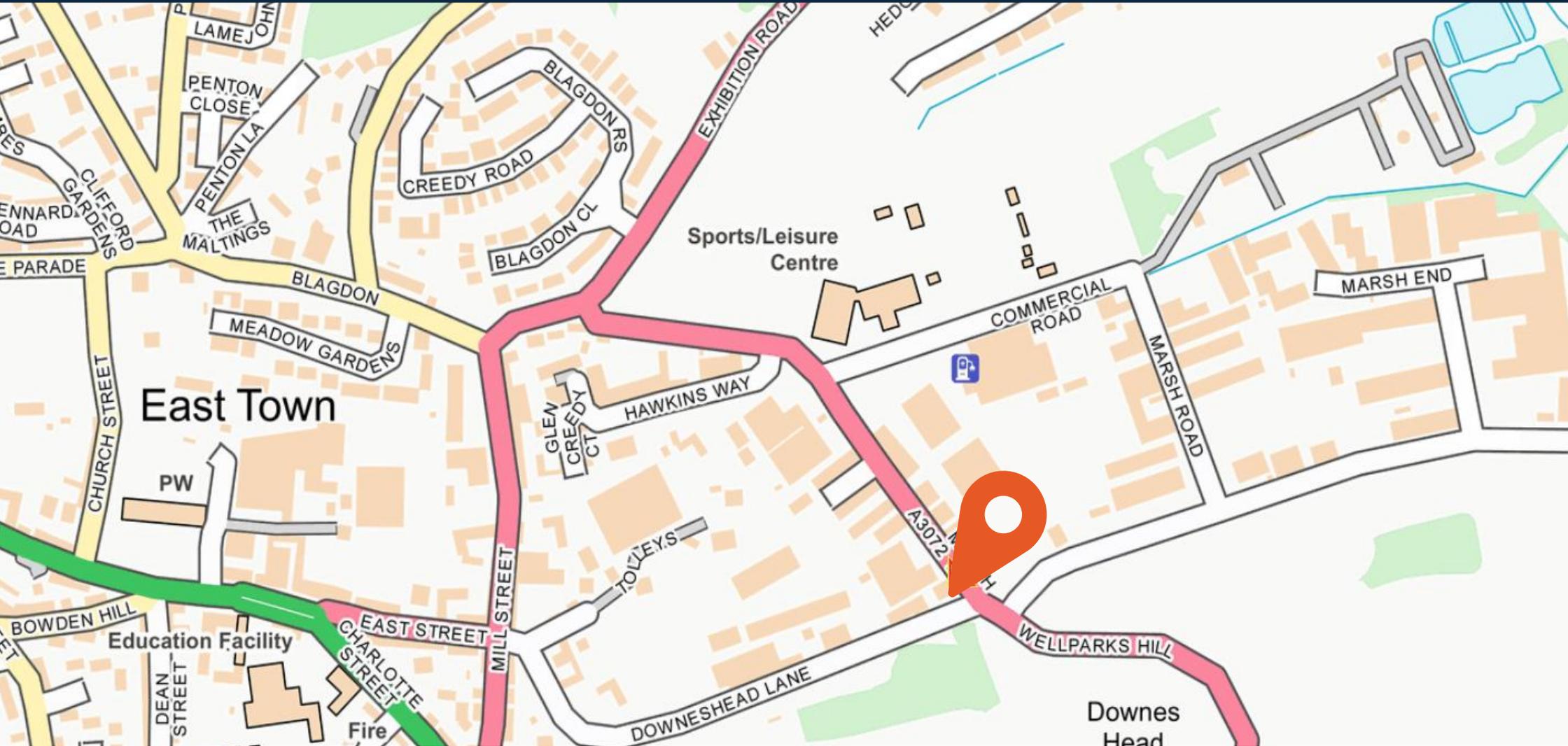


Road Frontage

# TO LET

what3words **Auctioned.demand.lifters**

2 Marsh Lane, Lord's Meadow Industrial Estate, CREDITON, EX17 1ER



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