

TO LET

Affordable Industrial Premises

48, North Road, Okehampton, EX20 1BQ



- 4,355 sq.ft (404.61 sq.m) detached premises
- Concrete surfaced yard 2,010 sq.ft (187 sq.m)
- Parking for 10 vehicles
- Principal location for trade-counter businesses



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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.

This prominently situated detached warehouse / workshop premises is located adjacent to Southern Lubricants (the former Travis Perkins premises) and on a site shared with Craggs Energy Ltd t/a Moorland Fuels.

Until very recently, this traditional industrial unit was occupied by Southern Lubricants Ltd. This expanding business has acquired larger premises next door, but remained close-by, as they have experienced the benefit of this convenient and accessible location for their customers and deliveries.

These versatile detached premises comprise a small reception leading to a corridor off which is a well-proportioned open plan office, a further manager's or private meeting room, a kitchen and separate male and female WCs.

A door leads from the corridor through to the warehouse/workshop premises which are approximately 15.89m deep x 20.00m wide (52' x 65' 6"). The unit benefits from a very good degree of natural daylight with a traditional north-light roof which the landlord is currently over-sheeting to ensure its long-term water tightness and to improve its thermal performance. The landlord is also re-cladding the external elevations of the building to modernise its appearance. The warehouse has a maximum internal height of 5.35m (17' 6") and a minimum height of 3m (9' 10") beneath the internal roof valleys. There is fluorescent strip lighting and single and three phase power supplies installed. The unit has a smooth concrete floor. Loading access is from the rear yard via a roller shutter door with approximate dimensions 2.35m (7' 8") high by 2.20m (7' 2") wide. Although this door has been adequate for its previous uses, the landlord will consider installing a large roller door if required to meet an occupier's needs. There is further pedestrian access via a modern steel fire exit door in the north elevation of the warehouse.

A timber staircase leads to a small mezzanine office situated above the ground floor offices and overlooking the warehouse. This is useful for administration or a potential staff rest area for one or two staff members. There is a storage cupboard which currently houses a server for the office intranet. Part of the mezzanine office and the storage area have restricted headroom.

At the rear of the Unit is a useful concrete surfaced yard providing approximately 187 sq.m (2,010 sq.ft) of goods handling and open storage space. The yard sits within a larger gated and fenced yard which has shared access with Moorland Fuels. The rear yard is locked overnight.

In addition to the above there is parking available for seven cars in the front car park and three further cars within the rear yard.

The accommodation can be summarised as follows (all areas are approximate Gross Internal Areas):

Accommodation	Sq m	Sq ft
Reception	3.60	39
Open Plan Office	28.14	303
Manager's Office	10.65	115
Kitchen	6.89	74
Circulation	12.38	133
Male & Female WCs	--	--
Warehouse / Workshop	318.12	3,424
Total Ground GIA	404.61	4,355
<i>Mezzanine Floor</i>		
Office (standing height)	5.20	56
Plus Storage (restricted height)	8.17	88

Services

The premises benefit from mains water, drainage and 3-phase electricity. Central heating and hot water to the offices is provided by an oil-fired boiler.

Business Rates

To be confirmed.

Energy Performance Certificate

The energy performance certificate rating is 97 D.

VAT

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

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Proposal & Lease Terms

The premises are available on a new Full Repairing & Insuring lease for a term to be agreed.

Rent

£28,000 per annum exclusive equating to £5.50 per square foot for the building and £2.00 per sq.ft for the concrete yard.

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 occupier.

Utilities

The services are metered and either payable directly to the utility company or to Craggs Energy Ltd (t/a Moorland Fuels) where sub-metered.

Legal Costs

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

Viewing

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



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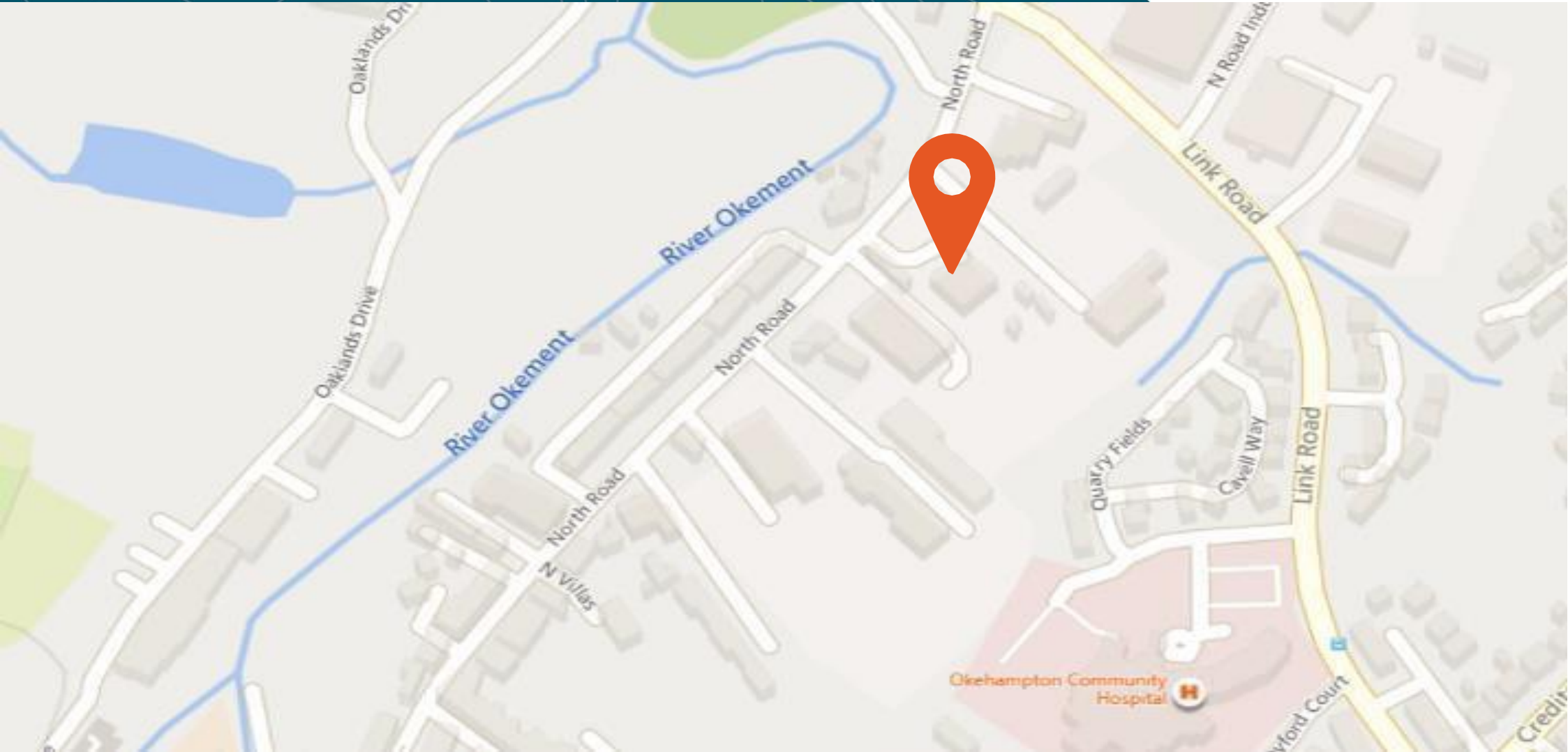
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