

TO LET

Light Industrial Unit with Mezzanine Offices

Unit 12, Lapthorne Industrial Estate, Totnes Road, Ipplepen, TQ12 5TN



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A photograph of a single-story industrial unit with a corrugated metal roof. The left side features a large, closed grey roll-up door. The right side has a grey concrete base and a wooden cladding upper section. There are several windows on the wooden cladding, including a row of four on the mezzanine level and a smaller group on the main level. A white double door is located on the concrete base. To the left of the unit, a green skip bin is visible. The ground in front is a paved surface.

- Situated within a popular Industrial Estate
- Gross internal area 1,800 sq.ft
- Workshop & storage area approx. 1,200 sq.ft
- Mezzanine offices & storage approx. 600 sq.ft
- Allocated parking

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Location

Situated on a well-established industrial estate in the heart of South Devon, this unit at Lapthorne Industrial Estate offers a strategic base for light manufacturing, warehousing, distribution or trade-counter operations. The Estate lies just off the A381 link between Ipplepen and Newton Abbot, providing excellent connectivity to the wider Devon region and beyond.

Description

Briefly comprising part brick, part clad construction with concrete loading bay, parking for (6), roller shutter door, front pedestrian entrance, gross internal area of circa 1,500 sq.ft including workshop, offices, ancillary storage, kitchenette and WC's.

The unit is accessed via Totnes Road, located down the entrance road to the rear of the Estate, comprising...

Workshop (36'x 13') accessed by a roller shutter door and side entrance door with further storage racking to the rear (32'x8').

Pedestrian entrance giving access to all principle rooms and stairwell, to include...

Office/ Store (16'x 13') with built in storage cupboard.

Front storeroom (8'x8') with meter cupboard

Disabled WC's

First floor landing giving access to...

Main office (18'x5') open plan with aspect over workshop and car park.

Kitchen

WC

Rear Office (11'x11') Store cupboard (9'x4')

Further rear office/storage (13'x13')

Externally, there is a concrete loading bay, along with the allocated parking spaces.

Rent

£12,500 plus VAT per annum.

Terms

A new 6 year lease with a 3-year break option will be available, with all further terms to be agreed.

The Estate and the tenants within are required to contribute towards the maintenance and running costs of the site, therefore a annual service charge of £1,510.60 plus VAT per annum will be requested from any occupier.

Energy performance certificate

The energy performance rating is E.

Business Rates

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £10,500

Rates Payable 2025 / 2026: £5,239.50

From 1st April 2017 100% rates relief is applicable to qualifying tenants up to a Rateable Value of £12,000. We recommend that interested parties contact Teignbridge District Council on 01626 361101 for further information.

Services

We are informed that the unit has mains water and electric.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

By appointment with either of the joint sole agents.

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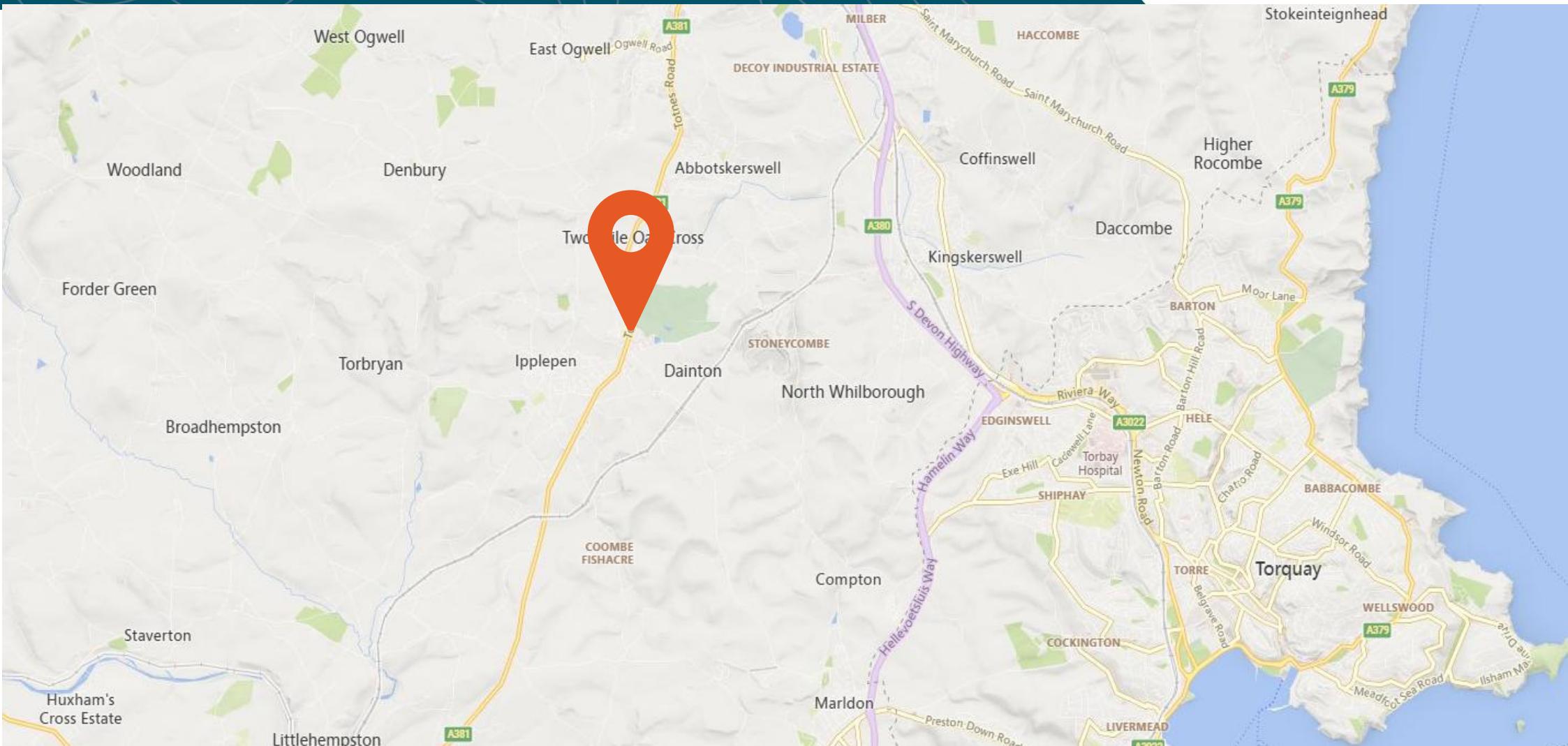


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