

# TO LET

## Light Industrial Unit with Mezzanine Offices

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



- 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

£10,500 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 an annual service charge of £1,622 plus VAT per annum will be requested from any occupier.

Motor trade/ food production will not be permitted.

### Energy Performance Certificate

The energy performance rating is E.

### Business Rates

Rateable Value: £17,500 (from 1<sup>st</sup> April 2026).

Description: Store 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>

### 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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### Contact:

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Senior Surveyor

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### Exeter office:

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Exeter EX1 1RR

Or

**James Sanders**

Charles Darrow

**T:** 01626 330022

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### Newton Abbot office:

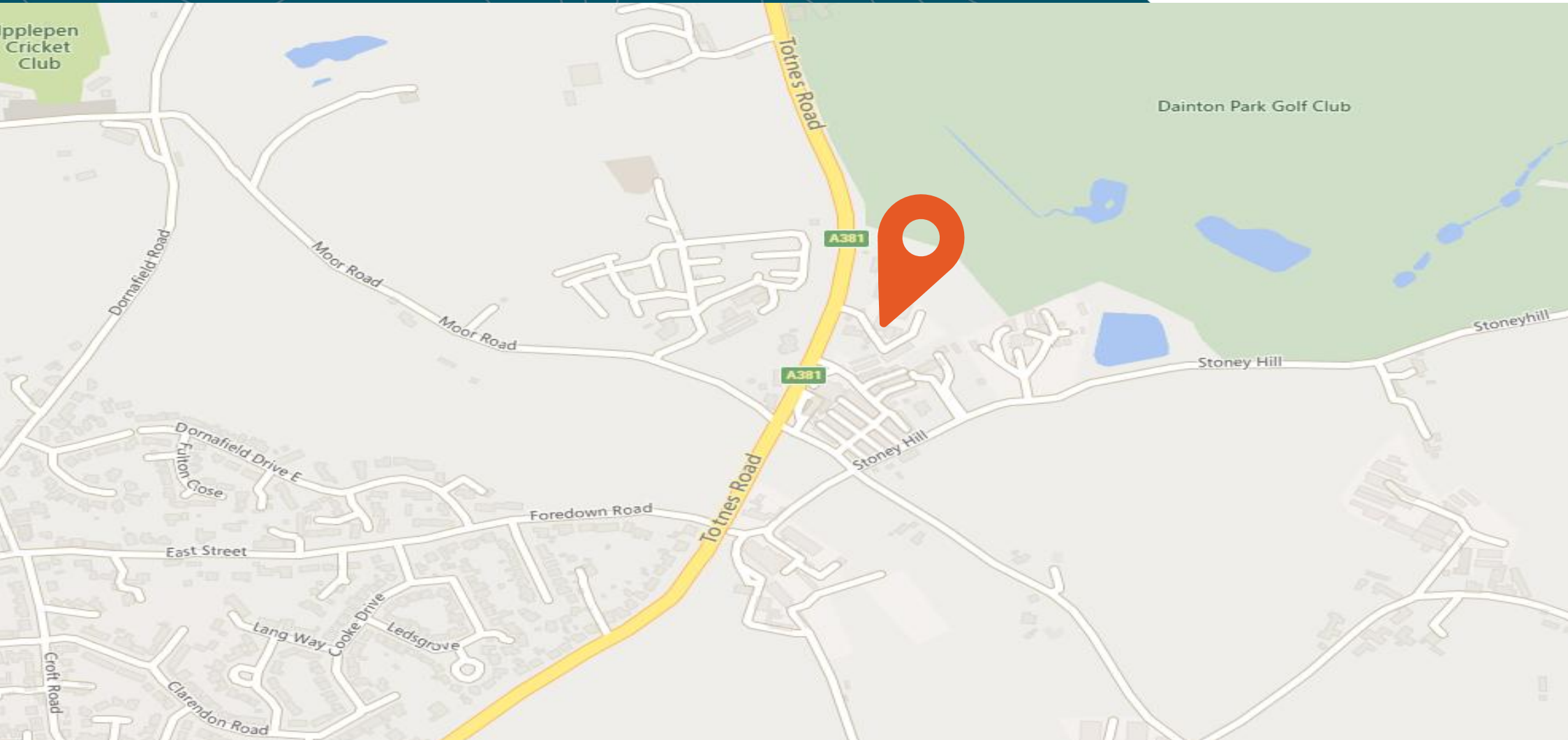
12 St Paul's Road, Newton Abbot TQ12 2HP



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what3words [Bunch.roughest.hood](https://www.what3words.com/)

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