

# Unit 25 Marsh Road

Ref No: 5185

Lords Meadow Industrial Estate, Crediton, Devon, EX17 1EU



## Large Versatile Industrial Unit with Parking

Gross Internal Area 451m<sup>2</sup> (4,859 sq ft)

Smartly Presented Reception and Director's Offices

Suitable for a Variety of Commercial & Industrial Uses

New Lease - Terms to be Agreed

Annual Rental of £25,000

Interested in this property?  
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Lords Meadow Industrial Estate, CREDITON, Devon, EX17 1EU

## LOCATION

The property is situated on Marsh Road, a central location on the Lords Meadow Industrial Estate in CREDITON, Devon.

The Lords Meadow Industrial Estate is CREDITON's principle and longest established estate and has benefitted from construction of a new link road connecting to the A377, improving access to the town and to and from the city of Exeter. Access to the M5 at Exeter is approximately 16 miles distant.

## DESCRIPTION

The property comprises a single storey industrial premises with internally partitioned offices and WC block.

The accommodation briefly comprises:-

### GROSS DIMENSIONS

98' 11" x 49' 2" (30.14m x 14.98m)

### ACCESS VIA A POWERED ROLLER SHUTTER DOOR

9' 6" x 9' 3" (2.9m x 2.82m)

### OFFICE

8' 0" x 8' 9" (2.44m x 2.66m)

Access via double glazed door from the front of the building.

### OFFICE 2

8' 3" x 8' 0" (2.52m x 2.44m)

### OFFICE 3/STOCK CONTROL ROOM

7' 10" x 10' 0" (2.4m x 3.04m)

All benefitting from LED Lights on motion sensors/timers.

### MAX EVAVES HEIGHT

15' 2" (4.63m)

### KITCHEN

### WC

### OUTSIDE

Parking forecourt for up to 8 cars.

### UTILITIES

The property has a 3 phase electricity supply and mains water. There is a capped gas supply.

## LEASE

The property is available to let by way of a new Full Repairing and Insuring lease at a rent of £25,000 per annum, exact lease length and terms to be agreed by negotiation.

## BUSINESS RATES

2023 List: £13,000.

**Please note this is not Rates Payable.** Interested parties are to make their own enquiries with the Local Billing Authority.

## COSTS

Each party are to bear their own costs incurred in any transaction.

## EPC RATING E

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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