

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

For Sale

£1,750,000

60-62 North Road, North Road Industrial Estate,
Okehampton, Devon EX20 1BQ

6.7 Acres
(2.71 Hectares)



Summary

- Prominent roadside industrial premises and development land (STP)
- Approx. 6.7 acres of industrial land (approx. 16.21% site coverage)
- Main warehouse measures approx. 47,316 sq ft (4,395.81 sq m)
- Numerous outbuildings onsite
- Large surfaced car park to the rear
- Redevelopment potential subject to planning
- Rare logistics freehold available in the town

Location:

The property is located just off the A30 in Okehampton approx. 21 miles west of Exeter, 26 miles north of Plymouth and 24 miles south of Barnstaple. The town has a population of approx. 5,922 and benefits from the new Okehampton Railway Station that connects Exeter St Davids to Plymouth via Tavistock on the Dartmoor Line.

The town is also serviced by the Stagecoach Bus Service from Exeter, Bude, Newquay and Tavistock. Bus service 6 runs from the town to Exeter with the 6A service to Launceston.

The property is located to the north of the town with numerous well established industrial occupiers including Howdens, Travis Perkins and RGB Building Supplies in close proximity to the property.

Description:

The property consists of a separately accessed warehouse premises just off North Road with numerous outbuildings over a site measuring approx. 6.7 acres (2.71 ha). The property itself benefits from large open warehouse accommodation over two levels with mezzanine storage and offices located to the front and rear.

There are also a number out outbuildings located onsite (not measured) and a large surfaced car park with further land to the north east of the property.

With the inclusion of all buildings onsite the property has a site coverage of approx. 16.21%.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Warehouse	3,972.66	42,761
Mezzanine	423.15	4,555
Outbuildings	Not Measured	
Total	4,395.81	47,316

*Site Area: 6.7 acres (16.21 % site coverage including outbuildings measured via VOA)

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

E (105)

Planning:

The property benefits from B1, B2 and B8 Use Classes.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £127,000 therefore making the approximate Rates Payable £65,024 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is held Freehold under two Titles (Land: DN388269 and buildings: DN486539) and will be sold as one Lot.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

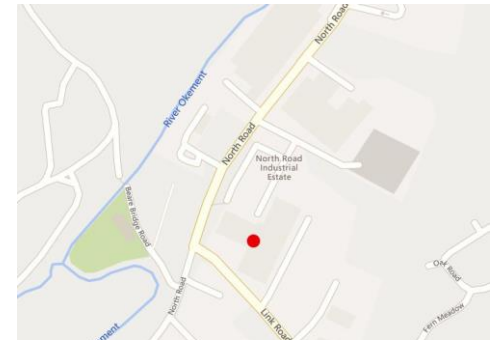
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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