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To Let

£17,700 pax

Unit 5, Pound Lane Industrial Estate, Pound Lane, Exmouth, Devon, EX8 4NP

1,980 Sq Ft
(183.9 Sq M)

Summary

- Opportunity to rent mid-terrace industrial unit
- Ground floor workshop / showroom area circa 1,754 sq ft (163 sq m)
- 1st floor storage circa 226 sq ft (21 sq m)
- Suitable for variety of uses (STP)
- Popular estate
- Parking available
- Easy access to A376

Location:

Unit 5 is located on the Pound Lane Industrial Estate in Exmouth. The estate is a commercial hub hosting a variety of businesses.

The estate is situated conveniently within Exmouth providing easy access for both businesses and customers.

Existing businesses on this popular estate include Plumbase, Exmouth Power Tools, P4P Fitness Centre with Staddons and X8 Storage nearby..

Description:

Unit 5 is a mid terrace industrial unit with current configuration as trade showroom. Accommodation comprising of the following:

- * main workshop / showroom area
- * roller shutter access door circa 3.13 m wide x 3.54 m high
- * min eaves height circa 5.913 m
- * additional extension currently set up as an office area
- * separate WC & kitchenette
- * 1st floor store
- * parking available

Existing configuration can be altered subject to requirements.

The area in front of the Unit can accommodate 2 cars.

Accommodation:

All areas are approximate and from clients management records.

	sq m	sq ft
Ground Floor	163	1,754
1 st Floor Storage	21	226
Total	183.9	1,980

Service charge:

Please refer to agent for further details.

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:

B (40)

Planning:

The property has the benefit of planning consent for B1 (now E1), B2 and B8

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,750, therefore making the approximate Rates Payable £5,863.25 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:

Available by way of a new effective full repairing and insuring lease on terms to be agreed.

Legal fees:

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

VAT:

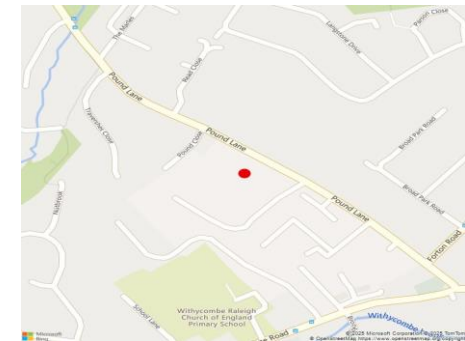
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



CONTACT THE AGENT

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