



# Open Plan Office Accommodation



**To Let**

**Unit 5 £19,500 pax**  
**Unit 6 £20,500 pax**

Units 5 & 6, Tiverton Trade Centre, Lowman Way,  
Tiverton Business Park, Tiverton, Devon EX16 6SR

Approx. 2,445 - 5,000 Sq Ft  
(227.15 – 464.51 Sq M)



# Summary

- Open plan office accommodation available on new leases
- Available separately or as a whole
- Rent from £19,500 pa ex
- Accommodation available from approx 2,445 sq ft (227.15 sq m) - to 5,000 sq ft (464.51 sq m)
- Dedicated parking
- Good access to A361 / M5
- Nearby occupiers include Howdens, Jewsons, Screwfix and Homebase.

## Location:

Tiverton Trade centre is located on the outskirts of the town centre, with good access to the A361 with the M5 Junction 27 approx 7 miles away. Other occupiers on the Trade Centre include Howdens, Jewsons & Nuffield Healthcare with nearby occupiers being Screw-fix, Homebase and B&M.

## Description:

The property consists of two office units located on the corner plot and entrance to the Tiverton Trade Centre, presenting well to the roadside.

Open-plan internal layout for both Units (currently inter-linked) with separate entrances. In addition to office accommodation, Unit 6 also offers additional ware-house style storage area. Designated car parking.

## Accommodation:

All areas are approximate and from client's management records. Interested parties therefore should undertake their own enquiries.

Available as a whole or as separate units

	sq m	sq ft
Unit 5	227.15	2,445
Unit 6	237.36	2,555
Total	464.51	5,000

## 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:

Grund floor (Unit 5): D (84)

First floor (Unit 6). D (89)

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

## Business rates:

The Units are currently shown as rated separately.

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for Unit 5 is £18,500 and for Unit 6 £22,500. Therefore making the approximate Rates

Payable for Unit 5 £9,231.50 per annum for 2023/24 and for Unit 6 £11,227.50.

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

## Terms:

The premises are available by way of a new effective full repairing and insuring lease either individually or as a whole on terms to be negotiated.

A service charge will be due. Please enquire for further information.

## 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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