

Unit 5 at 6 Woodward Road
Howden Industrial Estate, Tiverton EX16 5GZ



Agency and estates management:

- Commercial agency
- Planning consultancy
- Land surveying
- Rating and valuation
- Estate management
- Compulsory purchase
- Rural management

- Approximately 9 minutes from M5 J27
- Gross Internal area approximately 3,094 sq ft (287 sq m)
- Rent £14,999 pa – No VAT is currently charged on the rent.

Contact: Tom Hancock

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Or

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Unit 5 at 6 Woodward Road, Howden Industrial Estate

Introduction

A self contained industrial/warehouse unit situated within a small estate of five similar units, with a small office and a WC. It is on the south side of Tiverton and is about nine minutes and 7.5 miles from Junction 27 of the M5 Motorway.



Description

- 3,094 square feet/287 square metres gross internal area.
- The unit is 12.31m wide and an average of 23.75m deep. The rear wall is diagonal.
- The workshop/warehouse eaves height is approx. 3.6m on the left side and approx. 5.6m on the right side.
- The electric roller shutter loading door provides an opening of 3.08m wide x approx. 3.29m high.
- There is one WC and an office of 3.54m x 2.91m.
- 3 phase electricity to the meter.
- Parking on a first come first serve basis subject to the landlord's reasonable discretion.

Planning

The unit currently has planning permission for classes E(g) light industry and B8 storage & distribution of the Use Classes Order 1987 as amended. Potential tenants are strongly advised to check that their proposed use is acceptable on planning grounds to the Mid Devon District Council Planners. Tel 01884 234218.

Services

Electricity, mains water and drainage.

INDUSTRIAL UNIT TO LET

On Behalf of Chieftan Homes Ltd

SOUTH WEST
norse



South West Norse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

01392 351000
swnorse.co.uk

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Leasing Terms

The unit is available on a lease to include the following terms:-

Full repairing lease, meaning that repairs are the tenant's responsibility.

The communal areas will be the landlord's responsibility subject to a proportionate recharge to the tenant.

The tenant will refund the landlord's cost of insuring the unit.

There will be a deposit which is normally equal to four months' rent.

Parking is shared on a first come first served basis at the landlord's discretion with all tenants required to act reasonably.

The length of lease can be discussed.

Rent

£14,999 pa. No VAT is currently charged on the rent.

Business Rates

The rateable value from 1st April 2023 is £14,500. If you qualify for small business rates relief you will pay around £6,029.56.

You qualify for this relief if this is the only business premises that you occupy.

When you get a second property, you'll keep getting any existing relief on your main property for 12 months or if you occupy more than one business property and the RV of each of the additional business premises you occupy is £2,899 or less, and the aggregate value is less than £20,000 then your small business rates relief will continue on your main property with no time limit.

You must apply to Mid Devon District Council for small business rates relief soon after you move in. Otherwise the relief might not be back dated.

This information is given in good faith but you are advised to make your own enquiries to Mid Devon District Council, Tel 01884 255255.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 77 This is how energy efficient the building is.

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norse

EPC

EPC D

Directions

From the M5 travel around 4-5 miles on the dual carriageway A361 North Devon Link road and turn off at the Tiverton Junction. Follow signs to Howden Road Industrial Estate. When on Howden Road take the third road on the left which is Woodward Road, this is marked up as a no-through road. The unit is about 300 yards down on the right. The first unit is occupied by Devon Surface Care and Unit 5 is at the far end of the site, visible from the road.

Viewing

By appointment with South West Norse Ltd.

Please contact

Tom Hancock:

T: 07824 609229 or 01392 351013

E: tom.Hancock@norsegroup.co.uk or

Izabela Wrobel:

T: 07711 189281 or 01392 351188

E: Izabela.Wrobel@norsegroup.co.uk

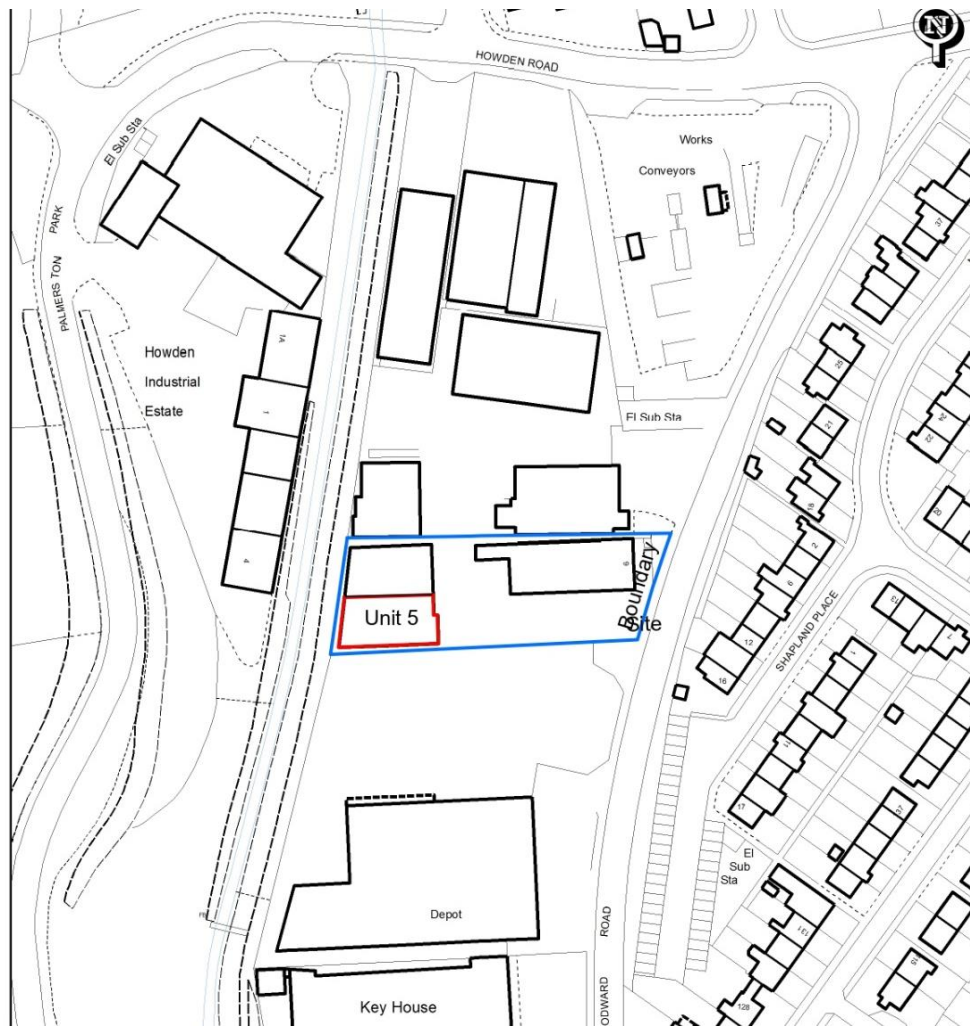
Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither Norse Group nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.



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Important Notices

Norse Group for themselves and for the vendors of this property whose agents they are give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Norse Group has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.
5. The vendors do not undertake to accept the highest or any of the tenders or offers received.
6. Devon County Council is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act 2003 and 2007 to verify the identity of the purchaser of any description whenever a transaction involves accepting a total payment of approximately £10,000 or more.

Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.