



Unit 18 Lowman Way

Tiverton

Devon

EX16 6SR

Industrial unit for sale

- End of terrace industrial unit with a GIA of 239.16 sqm (2,573 sq ft).
- Popular industrial estate 1.25 miles from the town centre.
- Mezzanine of 196.69 sqm (2,116 sq ft), offices, WCs and kitchen facilities.
- Outside parking for 7/8 vehicles.

LOCATION

The industrial unit is on the edge of Tiverton, 1.25 miles from the town centre and 0.5 miles from the A361 North Devon link road, which is dual carriage way to junction 27 of the M5 motorway (5.5 miles away). Local occupiers on the estate include McDonalds, The Range, B&M and Screwfix.

DESCRIPTION

End of terrace industrial unit of profile cladding to roof and elevations. GIA of 19.98m x 11.97m.

Reception office of 3.78m x 3.25m with fluorescent lighting, security grill and double glazed windows and doors to front.

Main warehouse accessed via an up and over door with a height 4.51m and width of 3.76m plus a pedestrian door from the warehouse leading into the reception/office 1.

Warehouse with concrete floor and fluorescent lighting under the mezzanine with an eave height of 2.45m.

Kitchen of 2.55m x 2.06m with stainless steel sink unit with cupboard below. Ladies and gents WC facilities.

Metal mezzanine of 16.07m x 12.24m with two staircases. Low bay sodium and fluorescent lighting plus skylights providing good natural light. Height to apex 3.99m and a minimum eave height of 2.99m.

Office 2 of 5.90m x 3.84m at first floor with fluorescent lighting panels within a suspended ceiling with windows overlooking the mezzanine and the warehouse.

Outside concrete yard to front for unloading and asphalt car park to the side with allocated parking for 7/8 vehicles.

TENURE & GUIDE PRICE

Freehold. The unit is offered for sale by private treaty at a guide price of Offers in Excess of £255,000 plus VAT.

EPC

Rated D.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sqm	Sqft
Warehouse	239.16	2574
Reception/office 1	12.29	132
Kitchen	5.25	57
Metal mezzanine	196.70	2117
Office 2	22.66	244

BUSINESS RATES

According to the valuation office website, the premises are assessed as follows:

Rateable value £15,750

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

VIEWING

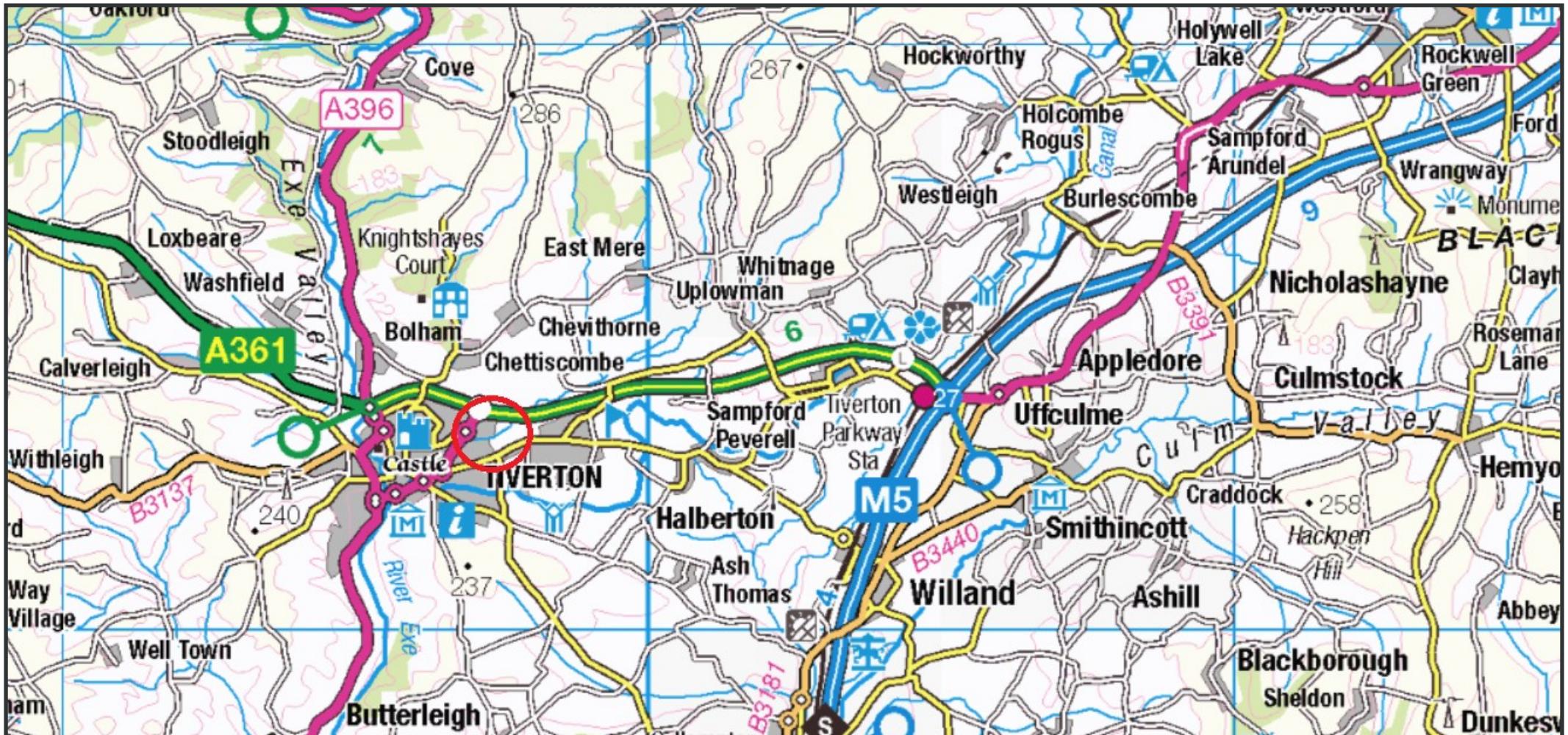
All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk.





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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