



New Hybrid Industrial Business Units

TO LET

Unit A4 & A5 Woodpecker Business Park, South Brent, Devon TQ10 9ES

Unit A4 & A5, Woodpecker Business Park, South Brent, Devon TQ10 9ES

Summary

- New Hybrid Industrial/Office/Trade Units
- 5.5m eaves and a full height roller shutter door
- Highly prominent position adjacent to the A38

Location

South Brent is a commuter village within Dartmoor National Park, located 16 miles east of Plymouth, just off the A38, which links to the M5 at Exeter, 32 miles to the east, making it an accessible and attractive location. The village has a range of local shops, a bank, cafe and 2 pubs as well as a light industrial estate.

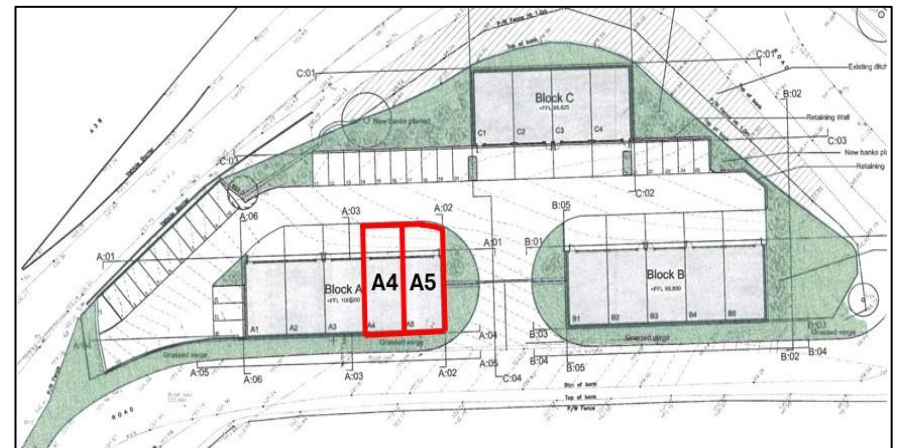
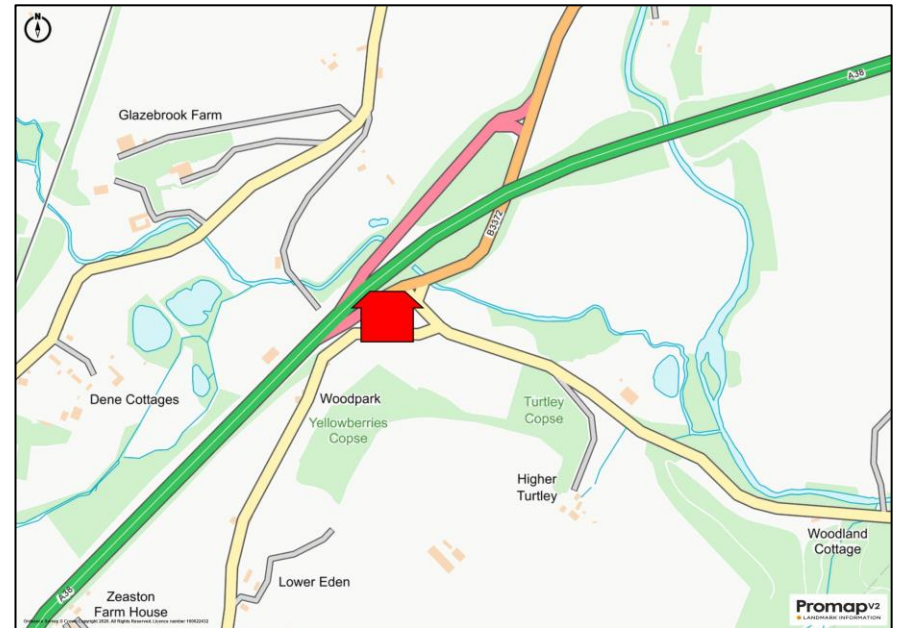
Description

Woodpecker Park is a newly constructed, fenced business park, comprising 14 hybrid business units in three terraces, with 28 allocated parking spaces, in a highly prominent and accessible site, adjacent to the A38.

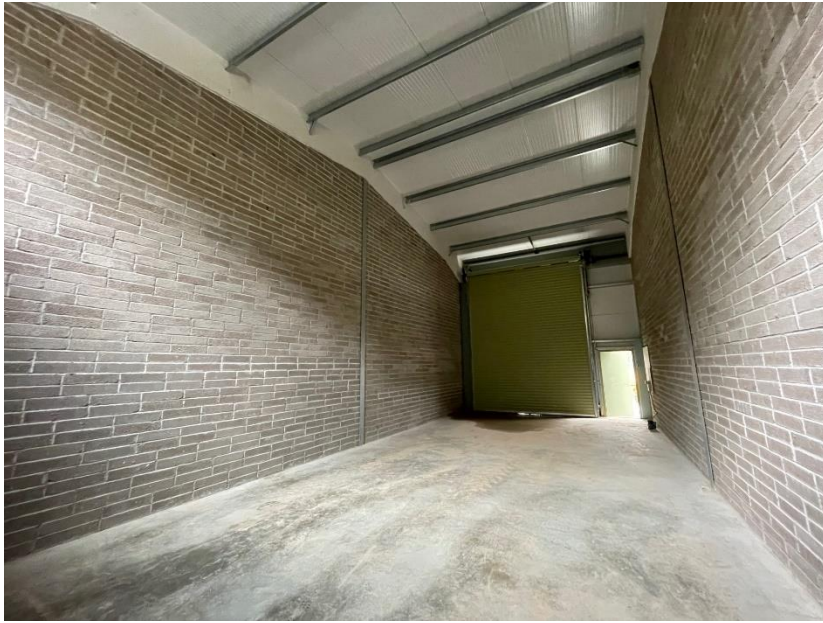
Both units have a minimum height to eaves of 5.5m with a full height roller-shutter goods loading door and a pedestrian access door. Each unit has been fitted with a WC.

Accommodation (using GIA) per unit

	m ²	ft ²
Unit A4	74	797
Unit A5	74	797



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All CGI images are an artist's impression and may be subject to material change.



Tel: 01752 222135

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Energy Performance

Not applicable due to being bare warehouse consuming no heat/cooling energy.

Terms of Availability (subject to contract)

The units are vacant and available immediately, TOGETHER OR SEPARATELY, by way of a new FR&I lease at an initial annual rent FROM £9,950pa +VAT per unit.

Services

Mains Water, mains drainage and 3-phase electricity are supplied to the property.

Business Rates

Rateable Value 2023: £ to be assessed (estimate available)
UBR multiplier 2024/25: 51.2p in the £

Planning / Use

Suitable for uses falling within Class B1 or B8 of the Use Classes Order 1987 or 2020 Class E uses, for which consent may be required.

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com

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