

# HUDSON & Co.

## INDUSTRIAL INVESTMENT OKEHAMPTON, DEVON

**248.88 sq m 2,678 sq ft**



***UNITS 1A – 1E CRANMERE ROAD  
EXETER ROAD INDUSTRIAL ESTATE, OKEHAMPTON, DEVON,  
EX20 1UE***

- \* Terrace of five single storey industrial units currently arranged as a single demise let to a courier company **ONE MOTION LTD** \*
- \*Good location, on popular industrial estate, with good access to A30\*
- \*Current Income: £16,667 pax plus Vat\*
- \*Includes a good-sized loading / parking apron, with an additional area to the side with 5 parking spaces\*
- \*Potential to extend the current building with previous planning consent for extension, & area below with development potential\*

**FOR SALE**

**01392 477497**

**LOCATION:** Exeter Road Industrial Estate is one of Okehampton's principal industrial estates and benefits from easy access to the nearby A30 dual carriageway which provides swift links to Exeter / M4 (approx. 24 miles to the east) and to Cornwall in the west. Cranmere Road lies close to the main estate entrance and adjoining occupiers include LAS Aerospace, National Bee Supplies and Cladco. The town of Okehampton is recognised as a good strategic location for serving Devon and Cornwall, and benefits from a wide range of facilities, serving a local catchment population in the order of 27,000.

**DESCRIPTION:** The property was originally developed as a small unit scheme with the flexibility of dividing into five separately serviced units or a multiple thereof. The terrace is of portal frame construction with rendered cavity block-work elevations under a pitch profile steel roof and having an eaves height of approximately 3.0 metres. Unit 1A is fitted out as an office with a display front entrance and pedestrian door and window. Units 1B – 1E, which are interconnected, are each accessed from the front by way of an up and over loading door incorporating a wicket personnel door. The loading door to Unit 1B has recently been renewed and an order has been placed with AM Doors to renew the loading doors on Units 1C - 1E inclusive, the latter incorporating a wicket gate. All rear windows have been replaced with UPVC double glazed units.

To the side of Unit 1E there is an area of land forming an area of approx. 1,078 sq.m (0.27 acre) that slopes down towards the housing estate below. Part of this land is flat at its upper level and benefits from a planning permission to extend the building to create a two-storey extension with a footprint of 124 sq.m (1,334 sq.ft). Adjacent Unit A1 there is a dedicated parking area providing 5 additional parking spaces.

**ACCOMMODATION:** The property comprises of the following approximate gross internal areas:

**UNIT 1A**

Ground Floor Office / Reception Includes Kitchen and Toilet.	<b>49.80 sq m</b>	<b>535 sq ft</b>
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**UNIT 1B**

Ground Floor Warehouse / Store Includes Toilet	<b>49.00 sq m</b>	<b>528 sq ft</b>
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**UNIT 1C**

Ground Floor Warehouse / Store Includes small Office and Toilet	<b>48.80 sq m</b>	<b>525 sq ft</b>
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**UNIT 1D**

Ground Floor Warehouse / Store Includes Toilet	<b>50.20 sq m</b>	<b>541 sq ft</b>
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**UNIT 1E**

Ground Floor Warehouse / Store	<b>51.00 sq m</b>	<b>549 sq ft</b>
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<b>TOTAL AREA:</b> <b>(All areas are approximate)</b>	<b>248.80 sq m</b>	<b>2,678 sq ft</b>
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**SERVICES:** Mains water, electricity and drainage are connected to all units. Units 1A – 1D have a single-phase supply, with Unit 1E having a 3-phase connection. There is currently no mains gas connection on the Cranmere Road Estate.

**PLANNING:** The property benefits from a planning consent for light industrial (B1 & B8) use on an estate used for workshop and warehouse purposes. In 2010 planning permission was granted for an extension of use to B2 general industry and for the extension of floorspace adjacent Unit 1E. In 2019 planning was approved for change of use back to B1 (Light Industry) and B8 (Storage / Distribution). Prospective purchasers should address their planning enquiries to West Devon Borough Council in Tavistock Tel: 01822 813600.

**TENURE:** Freehold

**OCCUPATION / TENANCY:** The property was previously occupied as a multiple of units, and more recently by one occupier, One Motion Ltd, who are a courier company delivering parcels for Hermes. A draft

FR & I lease has been prepared, but not completed, allowing a purchaser some flexibility to dictate terms. The current passing rent is £16,667 per annum exclusive plus Vat, payable 6 monthly in advance.

One Motion Group is headquartered at Abingdon in Oxfordshire and is a fast growing enterprise supplying solutions to transport and logistics businesses throughout the UK and Europe.

**TERMS:** Offers are being sought for the freehold interest that includes the building, car park, loading apron / forecourt and the adjoining land. **Price: £250,000 plus Vat.**

**COSTS:** Each party to be responsible for their own costs in connection with this transaction.

**VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment Through the Sole Agents **HUDSON & Co.**

Tel: 01392 477497 or 01548 831313

Contact: **DAVID EDWARDS / SUE PENROSE**

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Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.



