



## Industrial and Office Premises

### **Unit 6, Stidston Rural Industrial Park, Stidston Lane South Brent, Devon, TQ10 9JT**

416 sqm (4,478 sqft) approx.

- Conveniently located adjacent to A38 Devon Expressway
- VRV Air Source heat pump air conditioned offices
- Freehold

## **FOR SALE**

All Enquiries  
A1024

4 The Crescent, Plymouth, Devon PL1 3AB

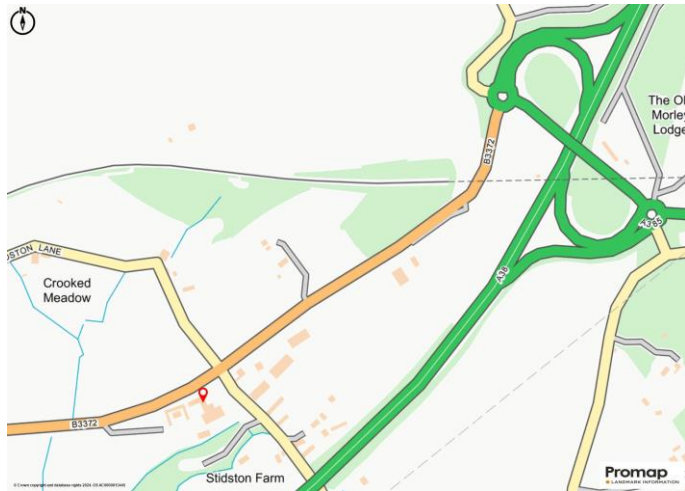
Tel: **01752 255222**

Email: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)



**SITUATION:**

The property is located on Stidston Rural Industrial Park on the eastern edge of the village of South Brent, approximately 30 miles west of Exeter and 15 miles east of Plymouth and conveniently adjacent to the A38 Devon Expressway providing easy access in either direction.



**DESCRIPTION:**

Comprising a semi-detached building the property offers two storey offices and an adjoining industrial/warehouse unit. The offices have air conditioning via VRV air source heat pump and are fitted out to a high standard. The building has block and render lower elevations with metal cladding to upper elevations and roof. The adjoining workshop/warehouse unit provides 5m minimum eaves and has a 2/3<sup>rd</sup>s mezzanine within. Externally there is generous a allocation of car parking (9) plus an additional 5 spaces available to rent if required.



**ACCOMMODATION:**

(All dimensions and areas are approximate)

**Offices**

(measured net)

Ground Floor:	113.50 sqm	(1,222 sqft)
First Floor:	103.22 sam	(1.111 saft)

**Workshop/Warehouse**

(measured gross)

Ground Floor:	122.34 sqm	(1,317 sqft)
Mezzanine:	76.94 sqm	(828 sqft)

**Total 416 sqm (4,478 sqft)**

NB – There is a fitted out loft space above the offices with ladder access totalling 72.5 sqm (780 sqft) and a secondary mezzanine space above the mezzanine floor with restricted headroom totalling 27.8 sqm (299 sqft).

**SERVICES:**

We understand that mains water, drainage and electricity (3 Phase) are available or connected to the property.



**BUSINESS RATES:**

The property is included within the Rating List as follows:

Rateable Value: **£30,500**

**TENURE:**

Freehold with vacant possession on completion.

**PRICE:**

Offers in excess of £350,000 are sought.





**VAT:**

We understand that VAT will be chargeable on the purchase of the property.

**EPC:**

The property has an Energy Performance Rating of: B33.

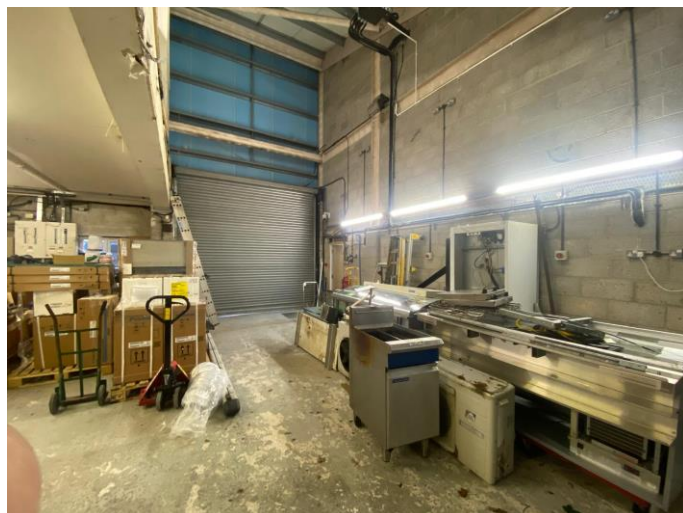
**LEGAL COSTS:**

Each party will be responsible for their own legal costs incurred in the transaction.



**OTHER:**

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.



**VIEWING AND FURTHER INFORMATION:**

Strictly by prior appointment through sole agents:-

Monk & Partners  
4 The Crescent  
Plymouth  
Devon  
PL1 3AB

John H Slade, BSc MRICS

Tel: 01752 255222

Mobile: 07770 653516

E-mail: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)

**SUBJECT TO CONTRACT**

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**October 2024**



### General Information

Any services shown are for equipment under our supply only, additional supplies, for tills etc, are the responsibility of the client.

The client is responsible for submitting any drawings for approval by environmental health or water authorities.

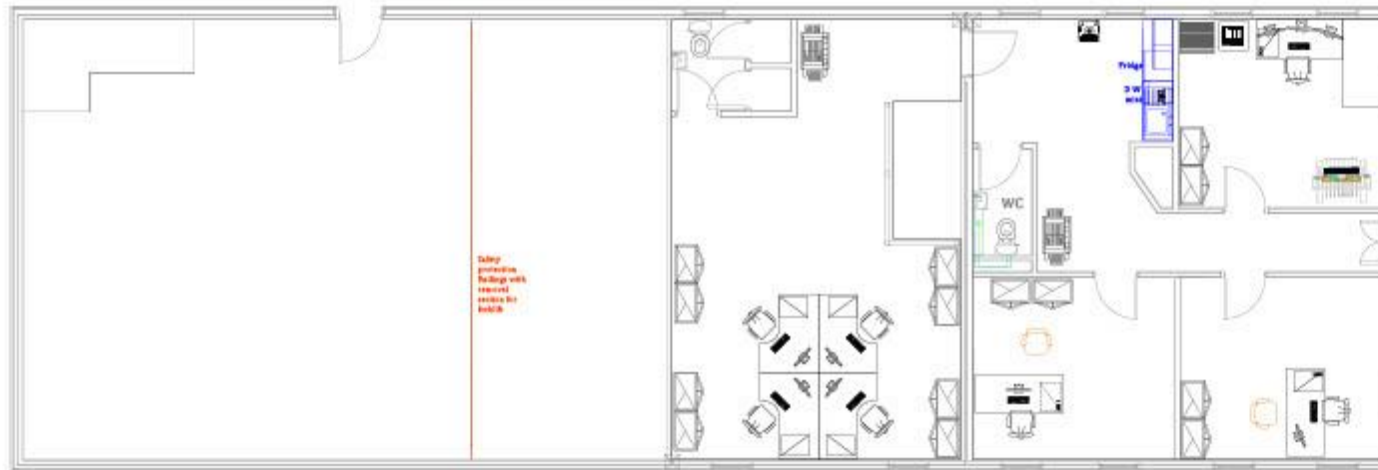
All services are to be Live, supplied by others and terminate central to the rear of the equipment at 600 AFFL, unless otherwise stated.

All services must terminate with a suitable isolation point.

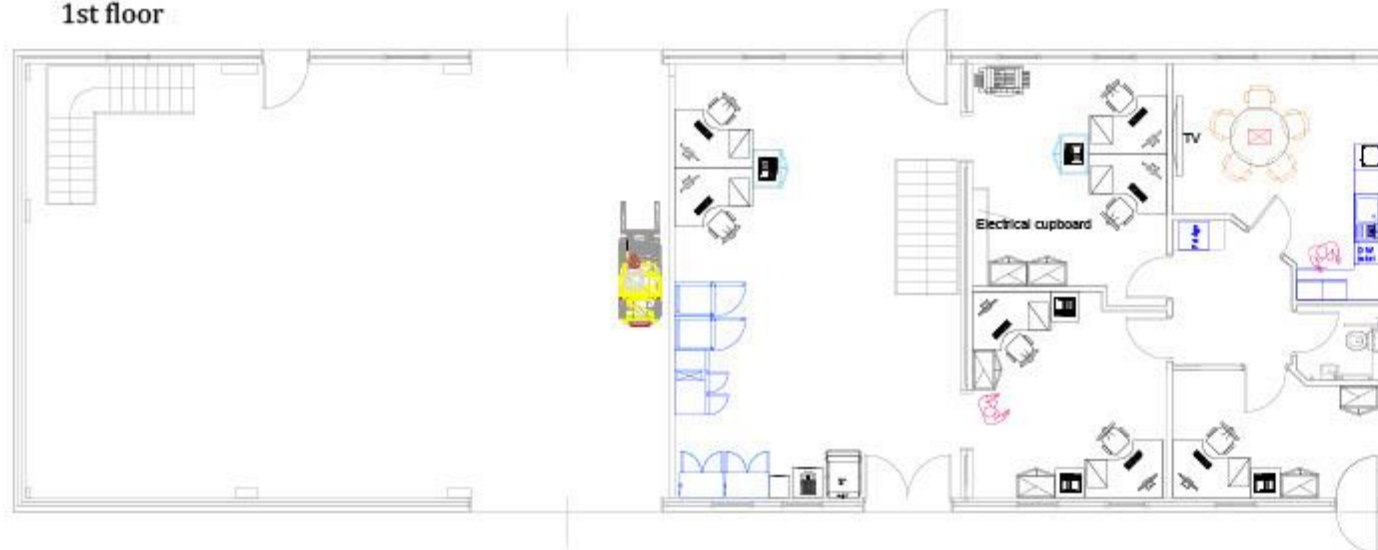
All earth bonding by others.

Final connection to equipment by Bartlett's. Please ensure that all service runs are positioned in such a fashion that they do not interfere with the final position of the equipment.

The client is to be responsible for ensuring all services are suitable for the equipment supplied.



1st floor



GND floor



Exeter, Marsh Green Road West, Marsh Barton trading estate, EX3 6GX.  
(01392) 293004

Paignton, 279-282 Torquay Road, Paignton, Paignton, TQ3 2EU.  
(01803) 526222

Plymouth, 14-16 Victoria Road, St Budeaux, PL5 1RL.  
(01752) 380077

Carden, 2 College Road, Carden, TR14 7LE.  
(01208) 712030

REV	DATE	DESCRIPTION	BY

CLIENT: Bartlett office stidson

PROJECT: Furniture / efit TITLE: Layout

DATE:      CONSULTANT:      JOB:

SCALE:      DRAWN BY:      DATE: 21.01.18      SCALE:      REV:

CLIENTS NEXT STAMP A COPY OF THIS LAYOUT TO THE LOCAL ENVIRONMENTAL HEALTH AGENCY FOR APPROVAL