



## Light Industrial Unit at Wolf Valley Business Park

Broadwoodwidge, Lifton, Devon, PL16 0JJ

**KIVELLS**

# Light Industrial Unit

12 Wolf Valley Business Park, Broadwoodwidge, Lifton, Devon, PL16 0JJ

£7,000 per annum plus VAT

1,020 sq ft (95 sq m)

Cornwall / Devon border - excellent access  
within 1/4 of a mile of A30

Modern insulated industrial unit within  
purpose built rural business park

Three phase electricity

Floor to eaves height of 12'

EPC - C



## LOCATION

The premises occupy a rural location, yet are within 1/4 of a mile from an exit of the A30 dual carriageway. There is excellent vehicular access for large commercial vehicles.

Running east and west of this property is the A30 dual carriageway spine road for Devon and Cornwall. This gives more direct access to Exeter some 36 miles to the east, which has an intercity rail link, expanding airport and M5 Motorway Link. To the south is the city of Plymouth, some 30 miles, which has an intercity rail link Continental Ferry port.

The premises comprise a modern industrial unit of steel portal frame construction with well insulated walls and roof the latter incorporating double skin safety skylights. The floor is a reinforced power floated 6inch thick concrete floor.

The delivery doors are insulated sectional electric operated doors 3m height x 4m wide. There are two service doors 1m wide. There is forecourt with parking for circa 5 vehicles. The business park communal carpark is adjacent to these units with further space available.

The premises have three phase electricity, office area and toilet facilities. The premises have mains water, low energy LED lighting and internet connected with speed up to 300MB+.

#### LEGAL FEES

The prospective Lessee will be responsible for the Landlord's legal fees in drawing up the Lease, whether the Lease proceeds or not. The cost of the fee's will be £875.00 plus VAT at the outset of the legal process to be sent direct to the Lessor, plus £420 per hour for any queries raised.

#### LEASE TERMS

It is envisaged the successful tenant will take a three to six year lease term with rent payable quarterly in advance on the usual quarter days.

The Lessee will be responsible for reimbursement of insurance premiums paid by the Lessor for the protection of the structure on an annually in advance basis.

The rent will attract VAT. Additional to the rent there is an annual management fee equivalent to 10% of the rent payable by the Lessee for repair and maintenance of the communal areas which includes driveway, W.C.'s, parking areas and security inspections out of business hours.

The Lessee will be responsible for full repair and maintenance of the interior and exterior of the premises

The Lessee will be responsible for ensuring Compliance with all Local Authority Regulations in respect of the occupancy of the premises during the terms of the lease and for all outgoings including business rates.

#### GUARANTEES

For a limited company directors guarantee's will be required. If a break clause is required on the sixth year lease this will be operable by landlord or tenant. The rent will be subject to upward only review.

## Services

The premises are connected to three phase mains electricity, mains water and drainage.



EE Rating - Band C



Rateable Value - The units are currently registered as a whole with current Rateable Value of £10,000. For further information enquiries should be made to VOA on Tel: 0300 0501 501.



Directions

What3Words - unfounded.seaside.loopholes

## Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).



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