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PROPERTY CONSULTANTS

**TO LET**

# 1-2 New Way Estate

Dunkeswell Industrial Estate, Dunkeswell, EX14 4LD

Detached industrial unit – 4,846 sq ft. net approx. / 0.31 acre site.

# Location

The unit is situated at the heart of Dunkeswell Business Park.

Being only 6 miles away from Honiton, 10 miles from Wellington and J26 of the M5 motorway, 15 miles from Taunton and 23 miles from Exeter, the site is in a highly convenient location.

There is also the no.20 bus line run by Dartline Coaches, which travels from Honiton to Dunkeswell Airfield four times a day.



**M5**



**17 miles northwest**

**Honiton**



**6 miles**

**Exeter**



**23 miles**

# Accommodation

## Description

The property is a fully detached industrial unit, benefiting from both front and side yards set across a 0.31-acre site.

The yards and property are secured by metal palisade fencing, with gates at each entrance. The property also offers:

- Production area
- Office/ kitchen area
- WC facilities
- 2 x brand new roller shutter doors
- 3 x separate pedestrian entrances
- New LED lighting

## Parking

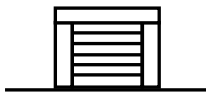
There is parking available at the front, to the rear, and to the side of the unit.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
Ground floor	4,846	450.21
<b>TOTAL</b>	<b>4,846</b>	<b>450.21</b>

### Surface level Doors



### Truck parking



### Onsite parking



### WC facilities



**Eaves height  
5.6m**

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**Aerial image of Unit 1-2, New Way Estate, Dunkeswell Industrial Estate.**

**Located on a 0.31-acre site, the property benefits from both front and side yards, as well as access via two separate roadways, to either end of the building. Each side also has its own, brand new electric roller shutter door.**

# ► Planning | Rates | EPC | Terms

## **Planning**

We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department of East Devon District Council. Tel: 01404 515 616 or ([East Devon District Council](#))

## **Business Rates**

Interested parties should make their own enquiries to East Devon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

A new EPC has been commissioned, and the full certificate will be provided.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Lease Terms**

The property is available on a new full repairing lease with terms to be negotiated, or the freehold interest in the property is available.

## **Rent**

The property is offered to let for £29,950 per annum exclusive of VAT.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **References/Rental Deposits**

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## **AML**

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

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**Subject to Contract**



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## Important Notice

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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