



## **TO LET / FOR SALE Factory Building & Yard**

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**Lindon Close  
School Lane, Torrington, Devon, EX38 7AL  
20,255 sq ft (1,881.88 sq m)**

- **Factory & warehouse premises**
- **External yards and circulation areas**
- **Ancillary offices & staff facilities**
- **Next to Dartington Crystal**

Contact: Hugo Tillotson

**01392 477433**

4 BARNFIELD CRESCENT, EXETER, EX1 1QT

# INDUSTRIAL

## Location

Torrington is a small market town located in North Devon, approximately 12 miles south of Barnstaple and 45 miles north west of Exeter.

The property is located off Linden Close and School Lane, a short distance north of the town centre. The adjoining occupier is Dartington Crystal.

## Description

The building comprises a factory and warehouse building together with ancillary offices arranged as three inter-connecting bays.

Externally there is ample parking and circulation space together with a storage yard area to the west of the main building.

## Accommodation

The approximate gross internal floor areas are as follows:

Ground Floor		
Warehouse/production	16,126 sq ft	1,498 sq m
Store/loading	770 sq ft	71 sq m
Rest Room & WC	365 sq ft	34 sq m
Offices & Reception	1,497 sq ft	139 sq m
First Floor		
Offices	1,497 sq ft	139 sq m
<b>Total</b>	<b>20,255 sq ft</b>	<b>1,881 sq m</b>

The building occupies a site of just over 2 acres.

The measurements are gross internal areas and have been measured in accordance with the RICS Code of Measuring Practice.

## Services

We confirm that that we have not tested any of these services installations and any occupier must satisfy themselves independently as to the state and condition of such items.

February 2020.

## Terms

The building is available on new lease terms to be agreed or alternatively for sale freehold.

## Rent

£70,000 per annum exclusive.

## Price

Price on application.

## Rates

We understand the unit is assessed with the following Rateable Value:

Factory & premises                      Rateable Value: £24,000

The standard UBR multiplier for 2020/21 is 49.9 p in £ for Rateable Values under £51,000.

## VAT

All figures quoted are exclusive of VAT where applicable.

## Energy Performance Certificate

EPC Rating: TBC

## Viewing

For further information or to make an appointment to view please contact the sole agents.

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## Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed.



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