Woodpecker Business Park

South Brent, Devon, TQ10 9ES

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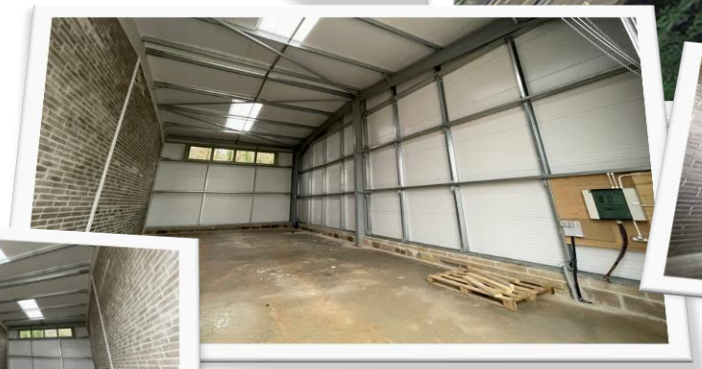
Woodpecker Business Park

Key Facts
- 14 New Build Hybrid Industrial Units
- 614 - 797ft2 / 57 - 74m2
- Allocated Parking plus Delivery Apron
- Full Roller Shutter Door
- B1, B8 and B2 Planning (No Motor Trade)
- Prices from £170,000 +VAT

Location
Woodpecker Business Park is located on the former Woodpecker Inn, Public House site giving immediate access to the A38 via the Woodpecker Junction.

The A38 links North to the M5 and Exeter or South to Plymouth and Cornwall. It is also a gateway to the South Hams, Totnes, Dartmouth and Torbay.



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Specification
- Three Phase Mains Power Supply
- Mains Water with Private Drainage
- Insulated Panel Roof and Roller Shutter Doors
- Security Sensor Lighting
- Fuse Board
- Electric Roller Shutter Doors 5.5m Height
- Bare Shell Units Pre-Plumbed for Services
- High Level Windows to rear of each Unit
- Final Phase with Daylight Panels

Planning / Use
Suitable for uses falling within Class B1 or B8 of the Use Classes Order 1987 or 2020 Class E uses, for which consent may be required

Energy Performance
The property has not been assessed because it is a bare warehouse which does not consume heat or cooling energy. A predictive EPC is available on request.

Business Rates
Rateable Value 2017 - To be assessed
Up to 100% small business rates relief may apply.
UBR multiplier 2021/22 51.2p in the £

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Sales Prices

Phase 1	
Units A1-5	Now Sold

Phase 2		**SqFt**	**SqM**	**Price**
C1	Now Sold			Completed
C2	Now Sold			Completed
C3	Available	614	57	£175,000+VAT
C4	Available	614	57	£185,000+VAT

Phase 3		**SqFt**	**SqM**	**Price**
B1	Available	797	74	£215,000+VAT
B2	Available	797	74	£199,950+VAT
B3	Available	797	74	£199,950+VAT
B4	Under Offer	797	74	£199,950+VAT
B5	Under Offer	797	74	£215,000+VAT

Terms of Availability (subject to contract)
Each unit is for sale on a 999 year long-leasehold, subject to a peppercorn ground rent. A share in the freehold/management company will be available later.

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