



**7 WOODPECKER BUSINESS PARK, AVONWICK,
SOUTH BRENT, TQ10 9FR**
TO LET £12,000pa

Listers
~ PROPERTY CONSULTANTS

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.

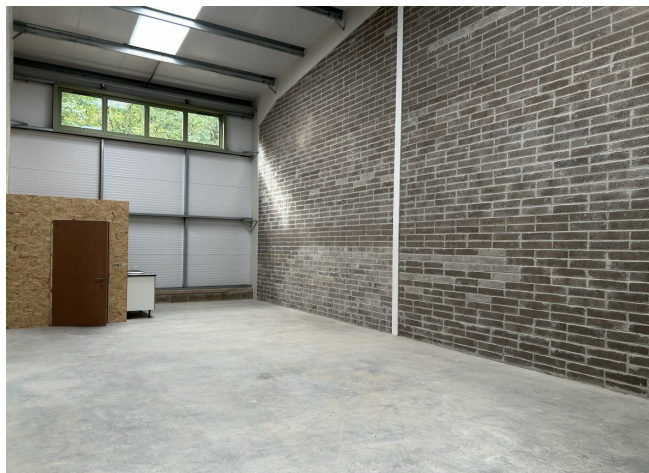
DESCRIPTION:

Woodpecker is a smart, new, landscaped business park, comprising 14 hybrid business units in three terraces of steel portal frame construction with block walls between each.

Unit 7 is a mid-terraced unit, fitted with a WC, tea point and electric roller shutter door (5.5m height). With parking and delivery apron. Three phase mains power supply.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Gross Internal Area	797	74
Total	797	74

**BUSINESS 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. **NO MOTOR TRADE.**

SERVICE CHARGE:

There will be a charge levied: To be confirmed.

LEASE TERMS: (subject to contract)

The property is available immediately on new FR&I lease terms at a rental price of £12,000pa.

VAT:

All the above rentals/prices are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £7,600. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

Currently a bare shell warehouse not consuming any heat/cooling energy. Neighbouring properties that have been assessed are rated C.

ANTI-MONEY LAUNDERING:

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

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson | 01752 858196

Email lar@listers.uk.com

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