



Swallow Court
DEVON LTD

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property consultants



Unit 17, Swallow Court, Devonshire Gate,
Tiverton, Devon, EX16 7EJ

To let

Viewing by prior appointment
with Jonathan Ling /
Orla Kislingbury

(01392) 202203

jonathan@sccexeter.co.uk

orla@sccexeter.co.uk

Established Business Park in attractive courtyard setting

Excellent motorway access from M5 Junction 27

920 sq.ft (85.4 sq.m)

7 parking spaces

Fibre optic broadband available

To let: £14,200 p.a.

strattoncrebercommercial.co.uk



Location

Swallow Court is a courtyard scheme of small office units, mostly converted from former barns in the early 2000s. It is located adjacent to Junction 27 of the M5 (exit for Tiverton, Willand and North Devon Link Road) and therefore has direct motorway access to Exeter (14 miles) and by dual carriageway to Tiverton (6 miles).

Tiverton Parkway station is within walking distance and provides mainline rail services, and there is a main bus route (Culm Connect) running past the entrance to Swallow Court.

Local pub and shops are within walking distance.

Description

Unit 17 Swallow Court is a first floor suite with access via shared front door and lobby. The suite offers open-plan offices with partitioning forming a separate meeting room. The suite has use of a kitchen and WCs which are shared with one other unit.

The fit-out includes air conditioning and oil fired central heating, and the estate has CCTV.

Accommodation

Net internal area: 920 sq.ft (85.4 sq.m).

Car parking

The unit has 7 parking spaces in the shared car park of Swallow Court.

Lease Terms

Offered by way of a new lease on contributory full repairing and insuring terms. The initial rent is **£14,200 per annum exclusive**. Other lease terms to be by negotiation.

Broadband connectivity

Dedicated fibre supply as part of the estate's fibre leased line (with 4Gb backup) offered by way of a separate charge; please ask for details.

Business Rates

Assessed with a rateable value of £12,500; the rates payable in the year 2024/25 are understood to be £6,237.50.

Small Business Rates Relief is understood to apply to this property and would reduce the rates payable by qualifying companies by around 83% in the current year. Please contact Mid Devon District Council for confirmation.

VAT

VAT is applicable to the rent and service charge.

Service Charge

Covers electric, heating oil, buildings insurance, water, sewerage, waste/recycling, internal and external cleaning & maintenance, boiler maintenance, CCTC and fire alarm maintenance. Currently circa £900 per quarter.

Energy Performance Certificate

Assessed in band C.

Legal Costs

Landlord to bear own legal costs in the transaction up to £900, with additional costs payable by the tenant.

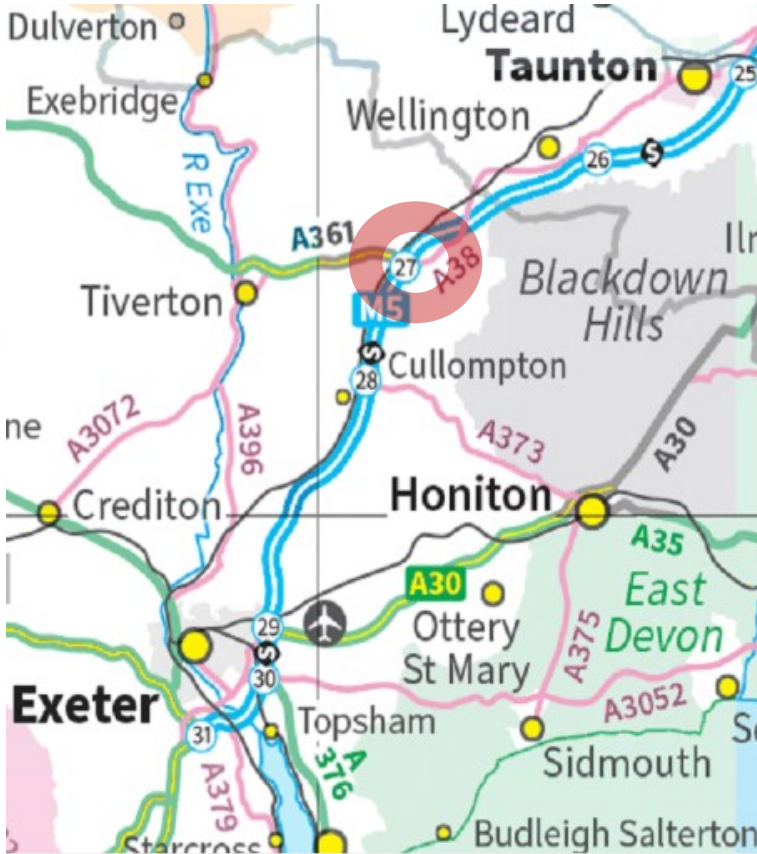
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling/Orla Kislingbury
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





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