

To Let

Units 1, 2 and 3 Chinon Court, Lower Moor Way, Tiverton
Devon, EX16 6SS

495 sq m (5,329 sq ft)



Modern Office Premises

- Excellent access to J27 and the M5 corridor
- Dedicated parking spaces
- Communal landscaped gardens

Location

The premises are located on the established Tiverton Business Park which offers a mixture of office suites, retail and business units. It is conveniently situated being approximately 1 mile from the town centre, 7 miles from the M5, 7 miles from Tiverton Parkway train station and approximately 15 miles from the city of Exeter.

Description

Chinon Court is a modern, purpose built office development within a courtyard setting. Situated close to the A361 North Devon Link Road and the M5 Motorway.

The office premises are situated within communal landscaped gardens and comprises open plan office space, kitchenette, male and female WC's, suspended ceiling with recessed lighting, gas central heating and a garage with roller shutter door (dependent on suite / configuration required).

The units have dedicated parking spaces in the communal car park.

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis)

Unit	Sq m	Sq ft
Unit 1	168.45	1,813
Unit 2	110.64	1,191
Unit 3	216.00	2,325
Total	495.09	5,329

Lease Terms

The premises are available by way of a new contributory lease direct from the landlord as a whole or in part.

Services

The property benefits from mains electricity and water. Drainage is to a private system. There are male w/cs (including urinals) and disabled w/cs.

Rateable Value

Described as Offices and Premises, the Rateable Value according to the Valuation Office Agency as at 1 April 2017 is:

Unit 1 - £10,500

Unit 2 - £7,700

Unit 3 - £12,750

Rent

On application.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

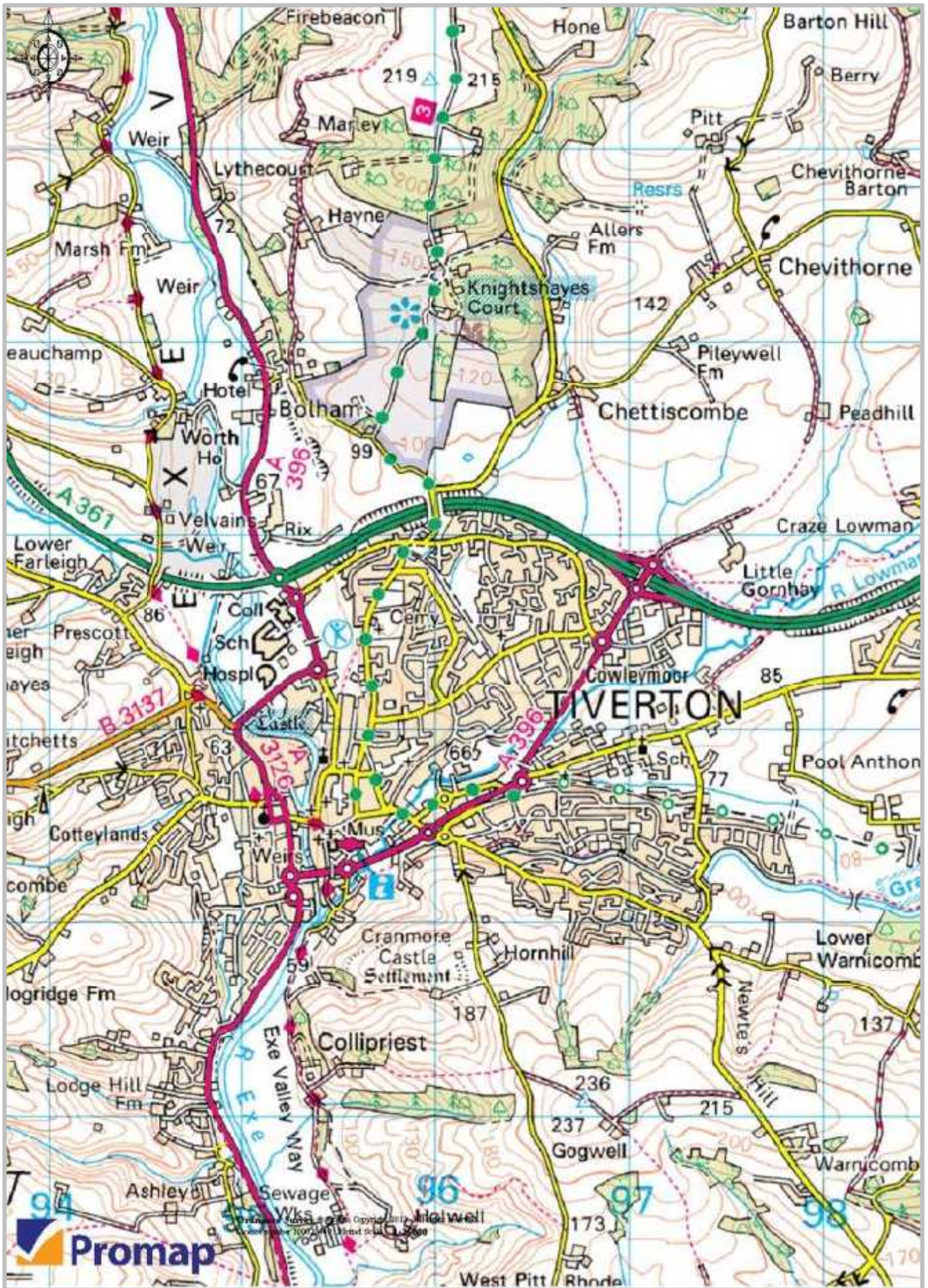
Legal Costs

The parties are to bear their own legal costs incurred in the transaction.

Energy Performance Certificate (EPC)

Unit	EPC
Unit 1	E-104
Unit 2	C-75
Unit 3	D-88







Viewing & Further Information

Strictly by appointment through the joint sole agents:

Contact:

JLL
Ground Floor, The Senate,
Southernhay, Exeter, EX1 1UG

Tim.Western
01392 429 305
tim.western@eu.jll.com

Kye Daniel
01392 429 307
kye.daniel@eu.jll.com

DISCLAIMER

© COPYRIGHT 2017 JONES LANG LASALLE. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle.

It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Jones Lang LaSalle for any loss or damage suffered by any party resulting from their use of this publication.