

TO LET

Individual Modern Offices Very Flexible Lease Terms



The White Room Creative Space

**50 Commonmarsh Lane, Lord's Meadow Industrial Estate,
Credon EX17 1DN**

Credon:

Credon is a vibrant market town, with a resident population of 7,835 (in 2011) which has continued to grow at just under 8% in the past 10 years. According to Devon County Council statistics the town had a "Devon Town Area" population of 20,467 in 2009 and serves a number of outlying parishes. In more recent years, the town has benefited from the further development and expansion of employment at Lords Meadow Industrial Estate. This has included a new link road to the A377 and the improvements to the sports and recreation facilities in the adjacent Leisure Centre. Credon is situated within the Exeter commuting area, approximately 7 miles (11km) north west of the city, and 12 miles (19km) south west of Tiverton.

Location:

Unit 50 Commonmarsh Lane is conveniently situated just off one of the main arterial roads through the popular Lord's Meadow Industrial Estate. There is swift access via Commercial Road to the A377 which provides a link to Exeter and North Devon. Tiverton is approximately 25 minutes away via the A3072.

Lord's Meadow Industrial Estate is home to a number of long-established companies such as Bristow's of Devon, Ernest Jackson, Graphic and Circle One wetsuits. Many industries are represented here including a number of precision engineering businesses, metal finishers, automotive and car body repairers as well as suppliers of goods for the construction trade.

Description:

These well-presented business premises have been substantially modernised and improved to provide good quality flexible accommodation. The main pedestrian entrance is via steps from Commonmarsh Lane (where there is free on-street parking). A second means of shared pedestrian and vehicular access is via Marsh End Road.

The ground floor operates as The White Room Creative Space; a creative art hub, offering studios to rent, and workshop spaces and meeting rooms for hire.

The three offices benefit from independent shared access. Stairs lead from the front entrance lobby to the self-contained suite of offices comprising three separate well-proportioned rooms (which are available on an individual basis), a shared kitchen and WC. The offices benefit from recently installed wide gap (mainly) PVCu double glazing, modern fluorescent lighting and gas central heating. The offices are decorated to a good standard throughout and are carpeted. There is a good level of natural daylight provided by Velux roof lights and this is supplemented by a combination of recessed spotlighting and modern refractive lighting units. The offices are centrally heated and air-conditioning units have been installed in each room to provide cooling during the warmer months.

The accommodation can be summarised as follows. All areas stated are measured on a Gross Internal Area (GIA) basis.

First Floor	Area Imperial	Area Metric
Office 1	368	34.17
Office 2 * LET *	161	14.92
Office 3 * LET *	151	14.01
Kitchen	146	13.58
WC	- - -	- - -
Total Accommodation	825	76.68

Services:

There is an intercom from the front door to the offices and for security purposes CCTV coverage externally. There is a shared post box for mail deliveries.

Security & Alarms:

The entire premises are protected by a modern fire alarm system and there is an intruder alarm. The front entrance to the offices has a steel security door fitted externally.

Externally:

The premises have vehicular access over a shared concrete driveway which serves this and the adjacent Unit. There is private parking for up to four vehicles. The spaces are available to use on a first come first served basis. Occupiers are expected to be considerate to others in the shared use of these limited spaces, to prevent them from being monopolised by any single occupier.

Lease Terms:

The offices are available on all inclusive flexible tenancy agreements. Inclusive means that the rent includes service charge for the property, maintenance and cleaning of shared areas, utilities and buildings insurance.

Inclusive Rents:

Office 1 - £605.00 pcm, inclusive of all services

Rateable Value: £2,450 (100% Small Business Rates Relief to qualifying tenants)

Office 2 - £280.00 pcm, inclusive of all services * **LET** *

Rateable Value: £1,125 (100% Small Business Rates Relief to qualifying tenants)

Office 3 - £265.00 pcm, inclusive of all services * **LET** *

Rateable Value: £840.00 (100% Small Business Rates Relief to qualifying tenants)

VAT:

The premises are not elected for VAT and therefore VAT will not be chargeable on the rent.

Legal Costs:

Each party to be responsible for their own legal costs incurred with the transaction.

Energy Performance Certificate (EPC)

The energy performance certificate rating is D97 for the ground floor and stairwell, and C61 for the first floor offices. The full certificates and recommendations can be provided on request.

Viewing:

Please contact Haarer Goss to discuss this opportunity or to arrange an inspection.

Haarer Goss

17 Barnfield Road

Exeter

EX1 1RR

☎ (01392) 251171 or email: enquiries@haarergoss.co.uk

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Locations Plans – Unit 50, Commonmarsh Lane, Crediton

