

REF: S340/F4 - DETAILS PREPARED 02.07.2025

TO LET
BUSINESS PREMISES
UNIT F4, YELVERTON BUSINESS PARK
CRAPSTONE
PL20 7PE



PHOTO TAKEN JULY 2025

- **76.9 (828 SQ.FT.)**
- **SELF CONTAINED OFFICE/BUSINESS UNIT**
- **POPULAR RURAL BUSINESS PARK LOCATION**
- **DEDICATED PARKING**

LOCATION

The premises are located on the popular Yelverton Business Park at Crapstone on the edge of Dartmoor in a quiet rural area with easy access to the surrounding area and Plymouth, some four miles South.

DESCRIPTION

The premises comprise an end of terrace purpose built self-contained single storey business unit, of concrete block construction under an even pitched profile sheet roof. The units benefit from double glazed windows and doors, kitchen and toilet facilities and has suspended ceilings and dado trunking. The unit comes with three parking spaces.

ACCOMMODATION

 (All sizes are approximate NIA)

Unit F4 76.9 sq.m. (828 sq.ft.)

EPC

Energy Performance Certificate - Band C - Rating 54

Please ask for more information or go to our web site.

SERVICES

It is understood that the premises benefit from mains drainage, and electricity. Water is via a sub-metered supply.

PLANNING

It is understood that the premises have consent for use as an office/business unit within Use Class E. Interested parties are advised to contact the Local Planning Authority Tel: 01822 813600

RENT

The premises are offered by way of a new lease on terms to be agreed at a rent of £7,500 per annum (£625.00 per month).

RATES

Rateable Value £6,100. N.B. A qualifying business pays no rates.

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference - 43627832360

VAT

The rent is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the sole agents – **01822 611311**

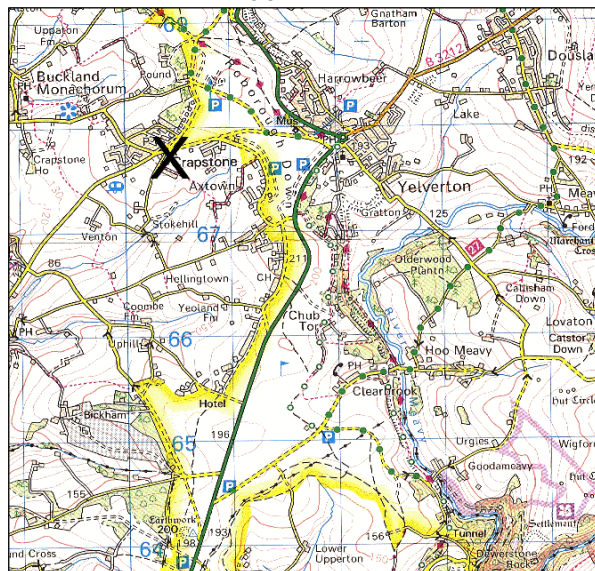
Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

www.simonpowell.co.uk

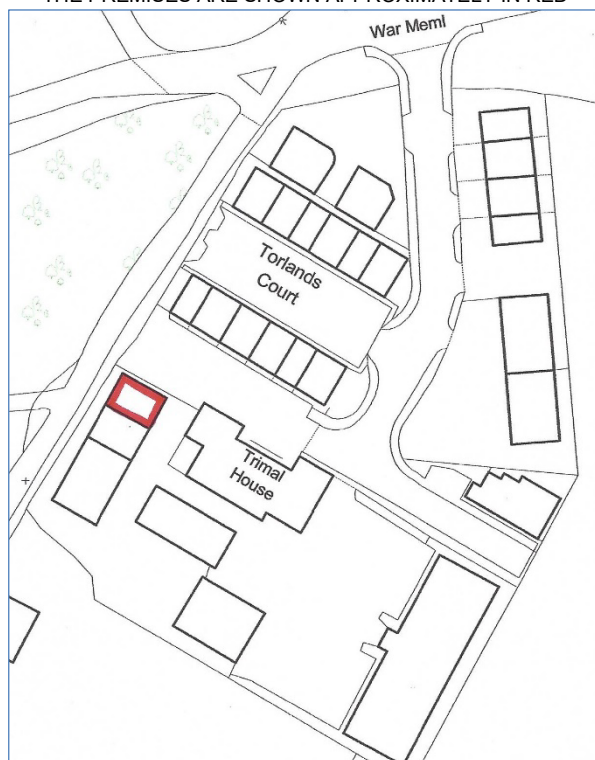
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



THE ADJOINING UNITS



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