

COMPOUND G

Yelverton Business Park, Crapstone, PL20 7PE

To Let

REF S/496



PHOTO TAKEN APRIL 2026

Secure Compound

- Self Contained Secure Compound Yard
- 276 SQ.M. (2,970 SQ.FT.)
- Popular Rural Business Park Location
- Includes Four 20ft Containers

£7,500 Per Annum



LOCATION

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

DESCRIPTION

The premises comprise a secure, enclosed operational space designed for storage. The yard is fenced and gated to control access and ensure security.

Within the compound there are four 20 ft shipping containers.

ACCOMMODATION (Approximate GEA)

276 sq.m. (2,970 sq. ft)

EPC

Energy Performance Certificate – N/A

SERVICES

There are no services on the site.

PLANNING

It is understood that the premises currently have consent for storage and distribution purposes falling within Use Class B8. Interested parties are advised to contact the Local Planning Authority West Devon Borough Council on 01822 813600.

TENURE

The premises are offered on a new effectively FRI lease on terms to be agreed.

RENT

£7,500 per annum (£625 per month)

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred.

RATES

Rateable Value – Needs Assessing

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference – TBC

VAT

The rent will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

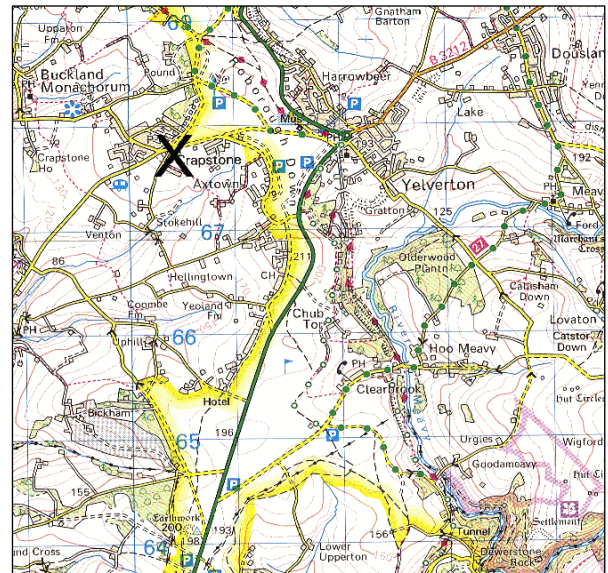
Viewing Strictly through the sole agents: 01822 611311

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Simon Powell simon@simonpowell.co.uk

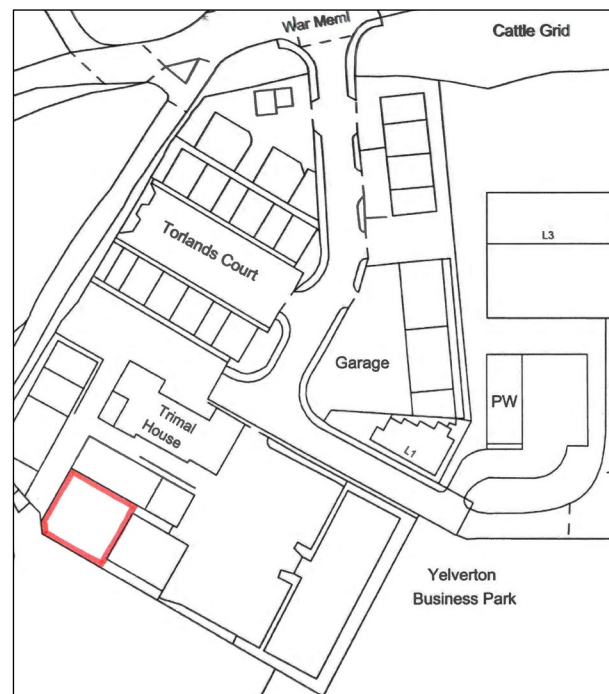
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING FROM THE BACK OF THE YARD

