

Aaron Fox



TO LET

**WATER LANE, HAVEN BANKS
EXETER**

**3.28 ACRES (1.327 HECTARES) APPROX
OPEN EMPLOYMENT LAND
AVAILABLE AS A WHOLE OR SMALLER SITES**

(Ref: 0257)

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

Aaron Fox

- LOCATION:** Haven Banks is an established mixed use area of the city approximately 2km south of the centre. The location includes retail and leisure uses as well as residential and established employment areas.
- The site is off Water Lane, close to its junction with Willeys Avenue. The route gives access to the southern side of the canal basin.
- DESCRIPTION:** The site is to the rear of industrial land fronting Water Lane and it borders the railway line and has access close to the junction with Willeys Avenue.
- The site is an open area of undeveloped land with some fencing and is irregular in shape. Interested parties are strongly advised to check quoted areas prior to any commitment.
- PLANNING:** We have made general verbal enquiries with Exeter City Council who advise that the land falls within an area designated for employment. Interested parties are strongly advised to check.
- GROUND CONDITIONS:** We understand that there is some contamination of the land. We hold various reports that are available upon request.
- TENURE:** The site in whole or part is available to let for periods to be negotiated outside the security.
- RATES:** An individual assessment of any particular area will need to be made by the District Valuer. **YOU ARE ADVISED TO CHECK.**
- RENT:** On a per half acre basis or part thereof. Rent on application.
- LEGAL COSTS:** Each party are to bear their own legal costs.

01392 204303

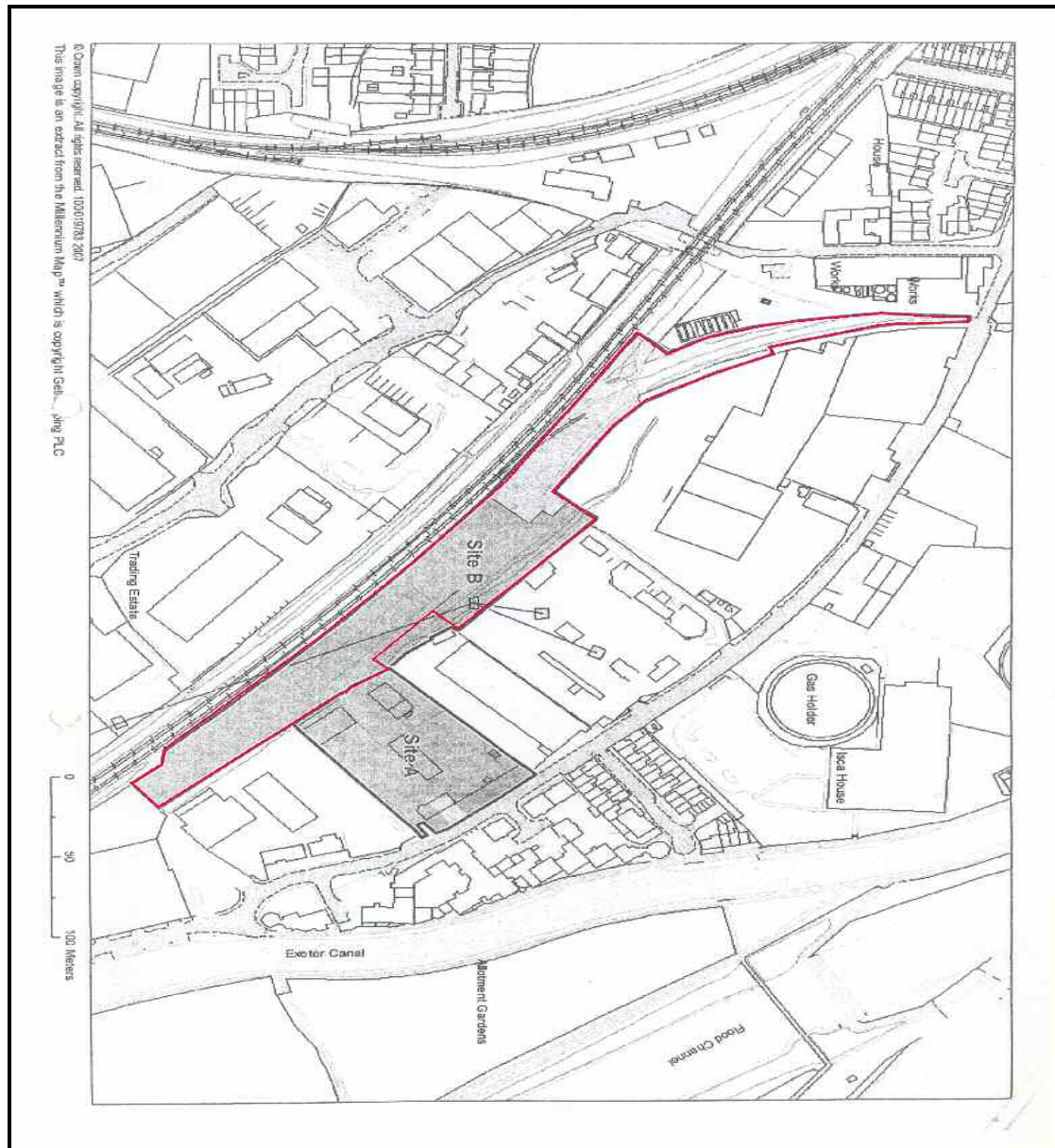
Lynx House, Pynes Hill, Exeter, EX2 5jl
www.aaronfox.co.uk

Aaron Fox

VAT: All figures quoted are plus VAT where chargeable.

VIEWING: Via sole agents, Aaron Fox Ltd. Ref: Adam Parsons.
Tel mobile: 07808 473248. Office: 01392 204303.

SITE PLAN:



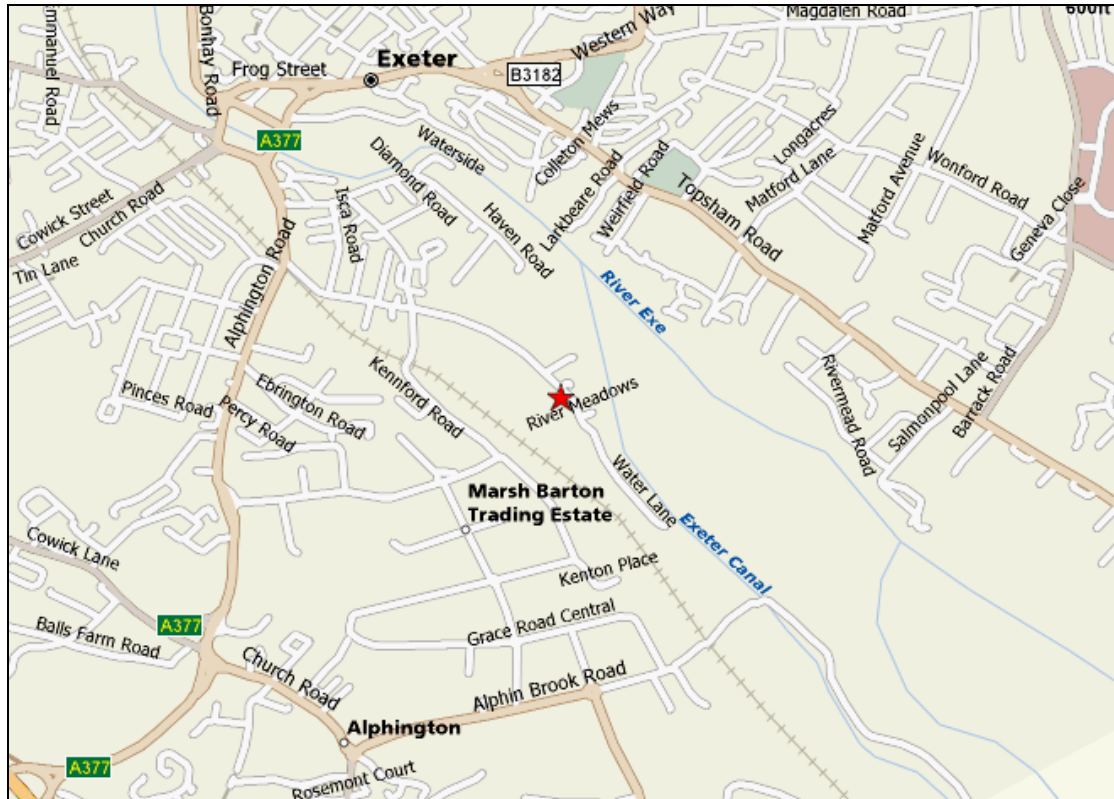
For identification purposes only NOT TO SCALE

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5jl
www.aaronfox.co.uk

Aaron Fox

LOCATION PLAN:



NOTICE

Aaron Fox Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that:

- (i) these particulars do not constitute any part of an offer or contract;
- (ii) all statements contained in these particulars are made without responsibility on the part of Aaron Fox Limited or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact;
- (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars;

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5jl
www.aaronfox.co.uk

Aaron Fox

- (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability;
- (v) the vendor/lessor does not make or give and neither Aaron Fox Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property;
- (vi) any references to terms are based on information supplied by our client, we have not had sight of any title documents;
- (vii) all rentals and price are exclusive of VAT where applicable.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5jl
www.aaronfox.co.uk