

Aaron Fox

FOR SALE

RURAL WORKSHOP WITH LARGE YARD

Approximately 160.5 sq.m. (1,727 sq.ft)

**THE WORKSHOP, LITTLE GRAYSTONES,
TEDBURN ST MARY, NR EXETER**



An opportunity to acquire the freehold interest in a newly constructed warehouse on a large, hardcored, elevated level site. The property is in a rural location yet close to the County Town of Exeter with all its amenities.

01392 204303

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

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SITUATION AND DESCRIPTION

The property is situated on the Eastern outskirts of the village of Tedburn St Mary, some 7 miles east of the City of Exeter. The location is approximately 1.5 miles from the A30 trunk road junction which provides access to Okehampton to the West, Exeter and the M5 Motorway to the North and Plymouth via the Expressway to the South.

The property comprises a warehouse of steel portal frame construction which is fully clad in profile sheet steel. The roof is apexed and provides translucent panels. On the southern elevation there 3 No full height vehicle door, on the Western elevation there is a further full height vehicle access door together with pedestrian door. The building is set within a large site that has been levelled and hard cored to provide external parking and access.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:-

	Metric	Imperial
Unit Depth	21.24m	69'8"
Unit Width	7.5m	24'7"
TOTAL	160.5 sq.m.	1,727 sq.ft.

TENURE

We are informed that the property is freehold with vacant possession.

PRICE

£175,000 plus VAT where chargeable

RATES

We have gained the following information via the Valuation Office Web Site, **you are advised to check** A rateable assessment has yet to be made

SERVICES

We understand that water is supplied via a bore hole, mains electricity (not 3 phase) drainage via a private treatment plant on site

LEGAL COSTS

Each party are to bear their own legal costs.

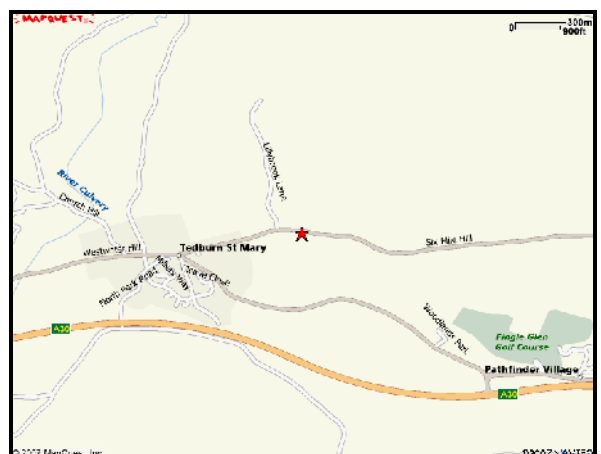
VIEWING

Strictly by prior appointment only with the vendors sole agent for the attention of Adam Parsons (07808 473248)

Aaron Fox

Email: adamparsons@aaronfox.co.uk

Mobile 07808 473248



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Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.