

Aaron Fox

FOR SALE / TO LET

MODERN LIGHT INDUSTRIAL / STORAGE UNIT WITH PARKING

Approximately 94.15 sq.m. (1,013 sq.ft.) on the ground floor plus first floor offices of 60.54 sq.m. (651 sq.ft.)

UNIT 10D MILL PARK INDUSTRIAL ESTATE
WHITE CROSS ROAD,
WOODBURY SALTERTON,
EXETER, EX5 1EL.



01392 204303

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

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SITUATION AND DESCRIPTION

The Business Park occupies a convenient position just off the A3052 Exeter to Sidmouth Road. The location is approximately 5 km East of Junction 30 of the M5 motorway. The premises benefit from a large concrete communal yard area to the front which provides access and parking. Other users include light manufacture and semi office type users, with the premises suiting a variety of potential users, subject to the usual consents.

The units have been constructed to a high standard comprising a galvanised steel portal frame with lower external elevations of rendered block work with profiled sheet steel cladding above. The roof is also of profiled sheet steel cladding and incorporating translucent roof lights. The floor is power floated concrete with the unit having a partial mezzanine installed which has been fitted as high quality offices with air conditioning, suspended ceilings and inset lighting.

ACCOMMODATION

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

	Metric	Imperial
Unit Depth	12.04 m	39'6"
Unit Width	7.82 m.	25'8"
Ground Floor Area	94.15 sq.m.	1,013 sq.ft.
1 st Floor	60.54 sq.m.	651 sq.ft.
Total	154.69 sq.m.	1,664 sq.ft.

INTERNALLY

On ground floor there is a disabled W/C and stairs rising to 1st floor. The 1st floor area is carpeted, has natural light with window to rear elevation. The present tenants have fitted the space to include air conditioning, suspended ceilings with inset lighting; there is also a kitchenette unit together with a range of useful units around the perimeter with fitted worktops. An alarm system is installed.

EXTERNALLY

External space is allocated with car parking for 3 spaces.

TENURE

Freehold with vacant possession.

RATES

We have gained the following information via the Valuation office web site – YOU ARE ADVISED TO CHECK

Rateable Value: £7,800

Rates Payable: £3,229 (10/11 x 41.4p)

Please contact East Devon District Council for further information (01395 516551)

PRICE

£110,000 for the freehold interest.

LEGAL COSTS

Each party are to bear their own legal costs

LEASE TERMS

Alternatively a new flexible lease is offered to suit occupiers requirements at a rental of £9,000 p.a. (£5.40 p.s.f.)

SERVICES

Mains water, drainage and electricity (including 3 phase) are available. The services are charged individually by the estate management company.

EPC

An Energy Performance Certificate is available for this property

VIEWING

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

Aaron Fox

Email: adamparsons@aaronfox.co.uk



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

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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.