

Aaron Fox

FOR SALE / TO LET

MODERN LIGHT INDUSTRIAL / STORAGE UNIT WITH PARKING

Approximately 127.86 sq.m. (1,377 sq.ft.) on the ground floor plus first floor offices of 122.61 sq.m. (1,319 sq.ft.)

UNIT 10E 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 full mezzanine installed which has been fitted as offices / showroom with suspended ceilings and inset lighting.

ACCOMMODATION

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

	Metric	Imperial
Unit Depth	12.12 m	39'7"
Unit Width	10.55 m.	34'7"
Ground Floor Area	127.86 sq.m.	1,377 sq.ft.
1 st Floor	122.61 sq.m.	1,319 sq.ft.
Total	250.47 sq.m.	2,696 sq.ft.

INTERNALLY

The ground floor has been fitted to provide showroom space, with a disabled W/C and stairs rising to 1st floor. The 1st floor area is part carpeted, has natural light with windows to rear and front elevations. The present owners have fitted the space with suspended ceilings and inset lighting; there is also a kitchenette and a further W/C together with a partitioned office and gas fire central heating.

EXTERNALLY

External space is allocated with car parking for 4 spaces.

PRICE

£185,000 for the freehold interest

RENT

A new 6 year lease with a tenant break and open market review at year 3, at an ingoing rental of £13,500 p.a.

RATES

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

Rateable Value:

Rates Payable: A separate assessment has yet to be made

YOU ARE ADVISED TO CHECK

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

VAT

All figures quoted are plus VAT where chargeable.

LEGAL COSTS

Each party are to bear their own legal costs.

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

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Mobile 07808 473248



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