

UNIT 10

Greendale Business Park, Woodbury Salterton Exeter EX5 1EW

Ft²

15,098 sq ft

M²

1,403 sq m



HECTOR PEARCE

Vickery Holman
Property Consultants



Greendale
GROUP

Warehouse
opportunity on
professionally
managed
business park

TO
LET

SPEC



Rare opportunity to take on commercial space at Greendale Business Park.



Good eaves height of approx. 6.81 m (to approx. 11.61 m apex).



Other occupiers in the vicinity include Van Guard, Fed Ex, DHL, Ainscough Crane Hire, Natural Matt and Raceworld.



There is ample parking to the front of the unit, which also benefits from 3-phase power.



Professionally managed estate with offices on site.

ACCOMMODATION

Unit 10



Warehouse

1,174

12,638

First Floor Office

229

2,460

Total

1,403

15,098

DESCRIPTION

The property consists of a steel portal framed warehouse premises with steel sheet cladding. The property benefits from 3 no. electric roller shutter loading doors (5.85 m x 5.08 m, 4.00 m x 5.50 m and 4.00 x 5.58 m) and approx. 6.81 m eaves to the station (with an apex measuring approx. 11.61 m). Office and welfare accommodation is currently fitted out within the building and there is ample parking to the front of the unit, which also benefits from 3-phase power.

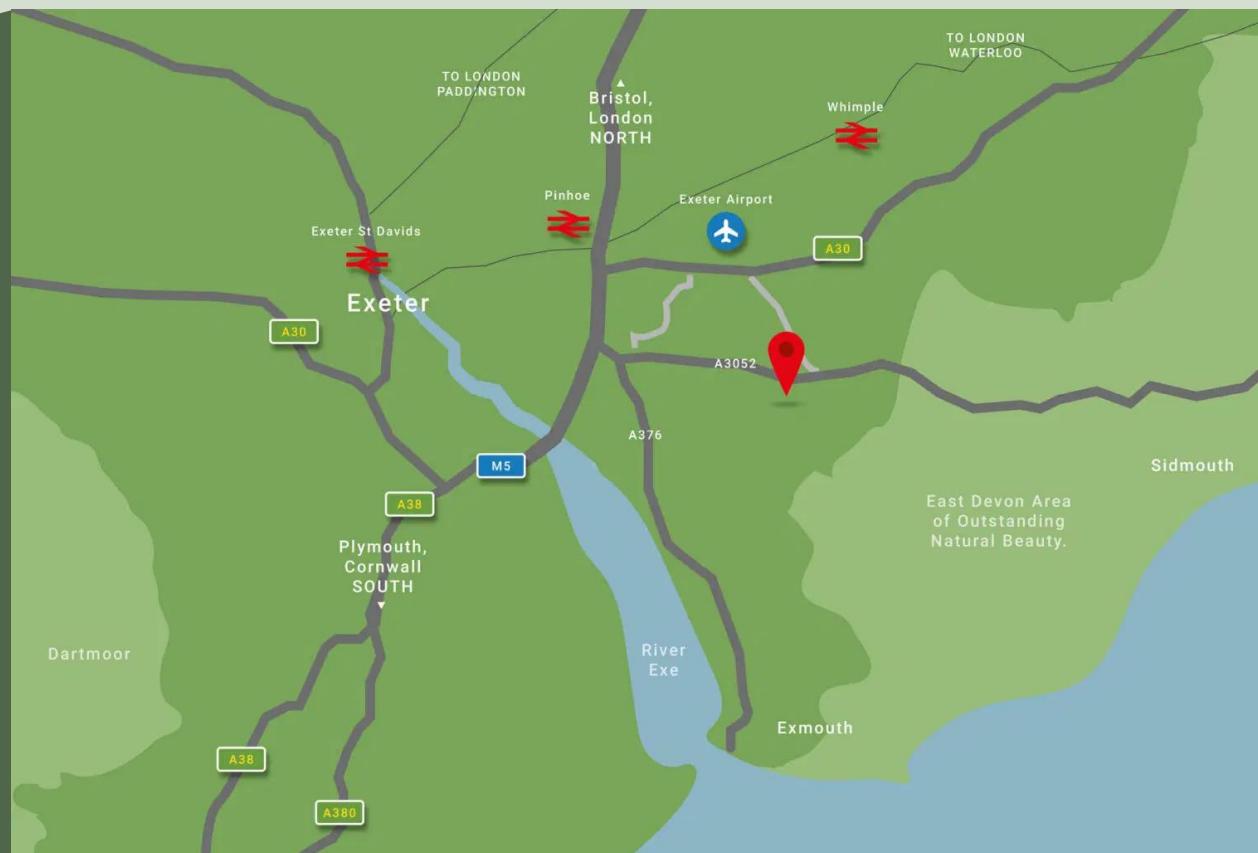


LOCATION

The property is located on Greendale Business Park which enjoys a strategic location, just 3.5 miles from junction 30 of the M5 motorway on the A3052 Exeter to Sidmouth road. The A30 dual carriageway is 5 miles to the north-west of the Park, and Exeter International Airport is 3.5 miles to the north. Exeter city centre lies 7 miles to the west.

Although the Business Park is conveniently sited for access to the busy hub of Exeter, its more rural setting, away from the city's busier roads, offers an easier, less congested commute to work. The Park is carefully landscaped to mirror the surrounding Devon countryside, making for a greener, more open working environment.

More information regarding directions can be found on the Greendale Business Park Website:



STATS



Renewable electricity, water and drainage are connected to the property, however they have not been tested by the agents.



The property is available by way of a full repairing and insuring lease on terms to be agreed.



Each party is responsible for their own legal fees in relation to the transaction.



The property has been elected for VAT and therefore VAT will be charged on the rent.



An estate charge equal to 5% of the headline rent will be due.



24 hour a day security patrols as well as CCTV across the park.





ANTI - MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the landlord's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

CONTACT

For further information, please contact the joint sole marketing agents:



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GREENDALE
BUSINESS PARK

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