

Greendale
GROUP

Warehouse
with generous
secure yard
provision

TO
LET

UNIT H1

Hogsbrook, Greendale Business Park, Exeter EX5 1EW

3,400 sq ft (315.8 sq m) including warehouse and yard



HECTOR PEARCE



SPEC



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



The unit benefits from a generous secure yard totalling 1,700 sq ft (157.9 sq m), reflecting a low site cover.



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



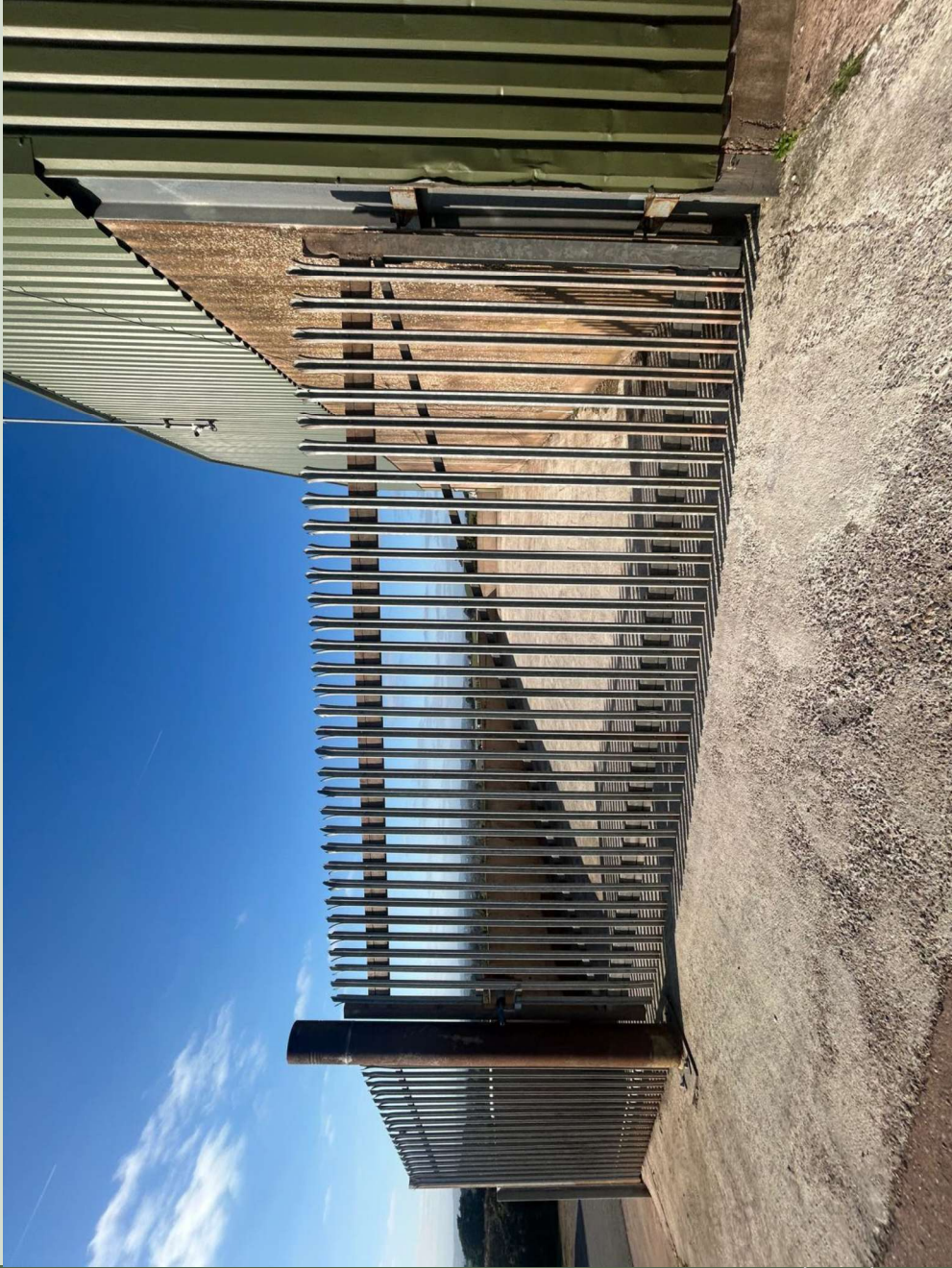
Professionally managed estate with offices on site.

ACCOMMODATION

Unit 1	M2	Ft2
Warehouse	157.9	1,700
Yard	157.9	1,700
Total	315.8	3,400

DESCRIPTION

The property comprises an end-terrace warehouse constructed with steel sheet cladding. It features a substantial yard area of approximately 1,700 sq ft (157.9 sq m). Access is provided via a pedestrian entrance and electric roller shutter loading doors at the front. The premises include fitted office and welfare facilities, along with on-site parking to the front. The unit is also equipped with 3-phase power.

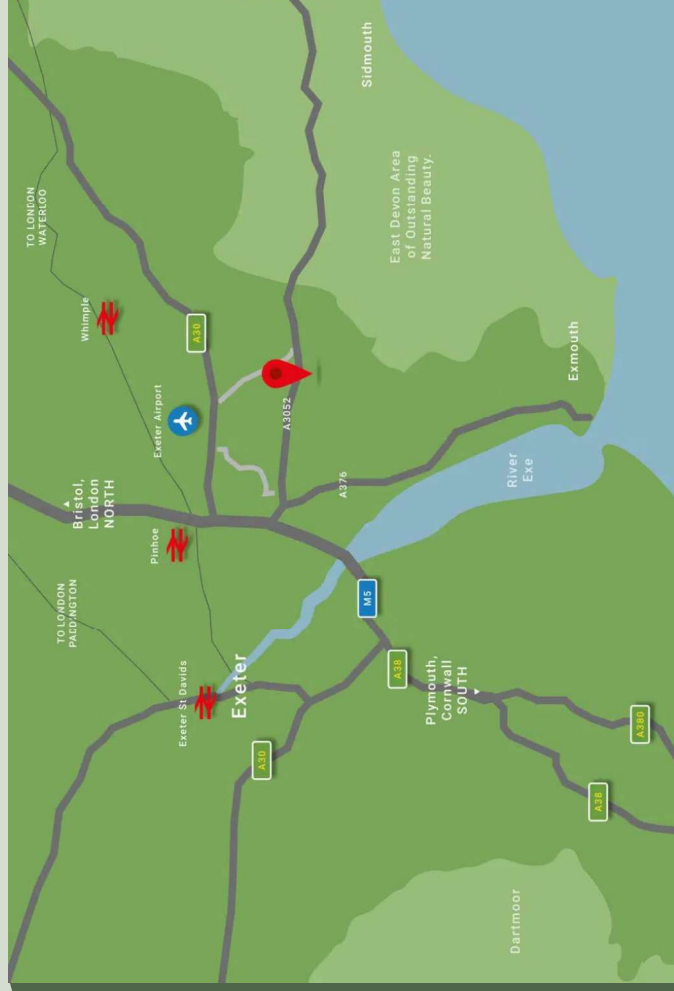


LOCATION

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.



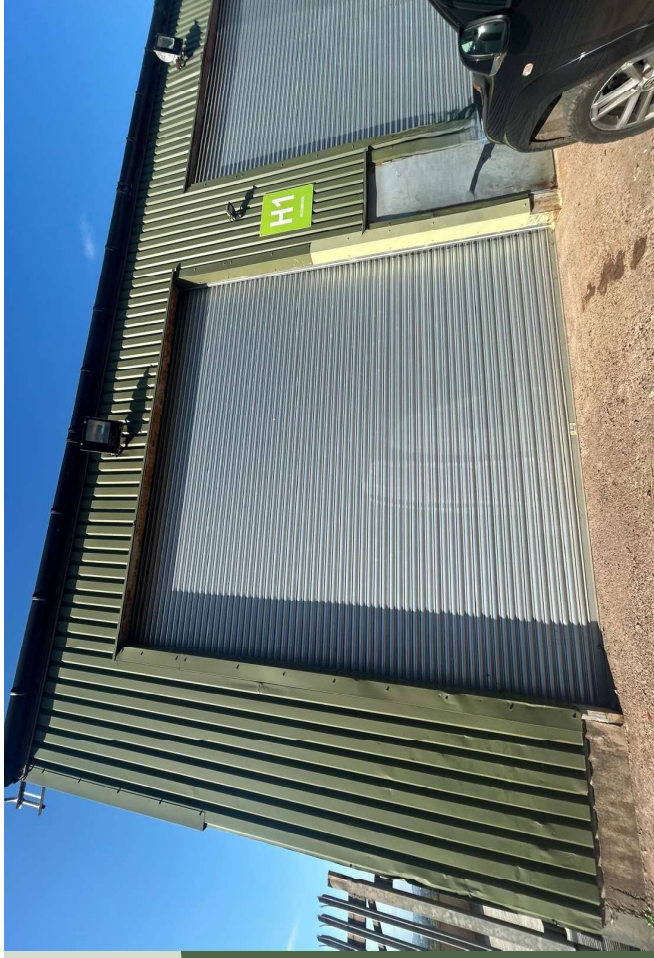
The property has been elected for VAT and therefore VAT will be charged on the rent.



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