

REFURBISHED WAREHOUSE AVAILABLE NOW

TO LET



UNIT6

Lancaster Court Exeter EX5 2DP

6,226 sq ft (578.38 sq m)

UNIT 6

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SUMMARY

- Detached, modern industrial building
- Undergoing comprehensive refurbishment
- Ancillary office accommodation
- Staff welfare facilities
- Four loading doors
- Generous yard area and parking
- Suitable for industrial, warehouse and distribution uses
- Excellent access to the A30 and M5 motorway network
- Close proximity to Exeter Airport, SkyPark and Exeter Science Park



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LOCATION

The property is located on Lancaster Court, a well-established industrial and business estate in Clyst Honiton, approximately 4 miles east of Exeter city centre. The estate occupies a strategic position close to the A30 and Junction 29 of the M5 motorway, providing excellent road communications throughout Devon, Cornwall and the wider South West.

Exeter International Airport is situated nearby, together with the major employment hubs of SkyPark and Exeter Science Park. The location has become one of Exeter's principal commercial and distribution areas, attracting a wide range of industrial, trade counter, warehouse and business occupiers.

The property offers excellent accessibility for staff, customers and deliveries, making it an ideal location for industrial, storage, trade counter or business uses.

DESCRIPTION

The property comprises a detached industrial building providing warehouse accommodation together with ancillary office and staff welfare facilities. The building is currently undergoing an extensive refurbishment programme and will be available upon completion of the works.

Warehouse access is provided via four loading doors, providing good access to the warehouse accommodation for loading and unloading operations.

Externally, the property benefits from a generous yard area and parking. Further detail of the refurbishment works are available upon request.

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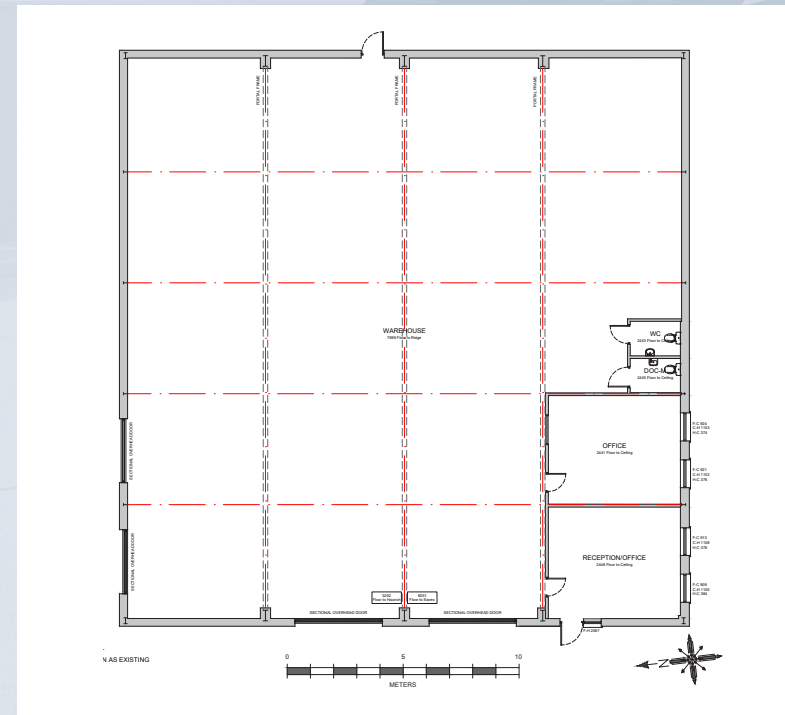
ACCOMMODATION

	sq.ft	sq m
Warehouse:	5,643	524.25
Offices:	583	54.2
Totals	6,226	578.38

EPC

An Energy Performance Certificate (EPC) will be provided upon completion of the refurbishment works.

FLOOR PLANS



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SERVICES

We understand that mains electricity and water are connected to the property. Drainage is via a private onsite system, maintained by the managing agents and included within the service charge. The agents have not tested any of these services, and interested parties should make their own enquiries.

LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

PROPOSAL

Available by way of a new full repairing and insuring lease.

VAT

VAT is applicable to all figures quoted relating to this property.

BUSINESS RATES

Interested parties are advised to make their own enquires here:

<https://www.gov.uk/find-business-rates>

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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.



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