UNIT 6B

Greendale Business Park, Woodbury Salterton Exeter EX5 1EW

Ft2 **17,793 sq ft** M2 **1,653.1 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 up to approx. 8.33 m.
- Other occupiers in the vicinity include Van Guard, Fed Ex, DHL, Ainscough Crane Hire, Natural Matt and Raceworld.
- A further, adjoining yard of 0.69 acres is available by way of separate negotiation.
- Professionally managed estate with offices on site.
- Suitable for chilled and frozen storage.

ACCOMMODATION

	M2	Ft2
Unit 6B		
Warehouse	1,653.1	17,793

DESCRIPTION

The property comprises a newly constructed steel portal-framed warehouse with insulated sheet cladding. The accommodation benefits from three electrically operated roller shutter loading doors, measuring approximately 3.00m x 5.52m, 3.00m x 5.50m and 4.51m x 5.79m. The warehouse provides maximum eaves heights of 8.33m, reducing to 6.34m in part, together with three-phase power. An additional yard area extending to approximately 0.69 acres may also be available by separate negotiation.

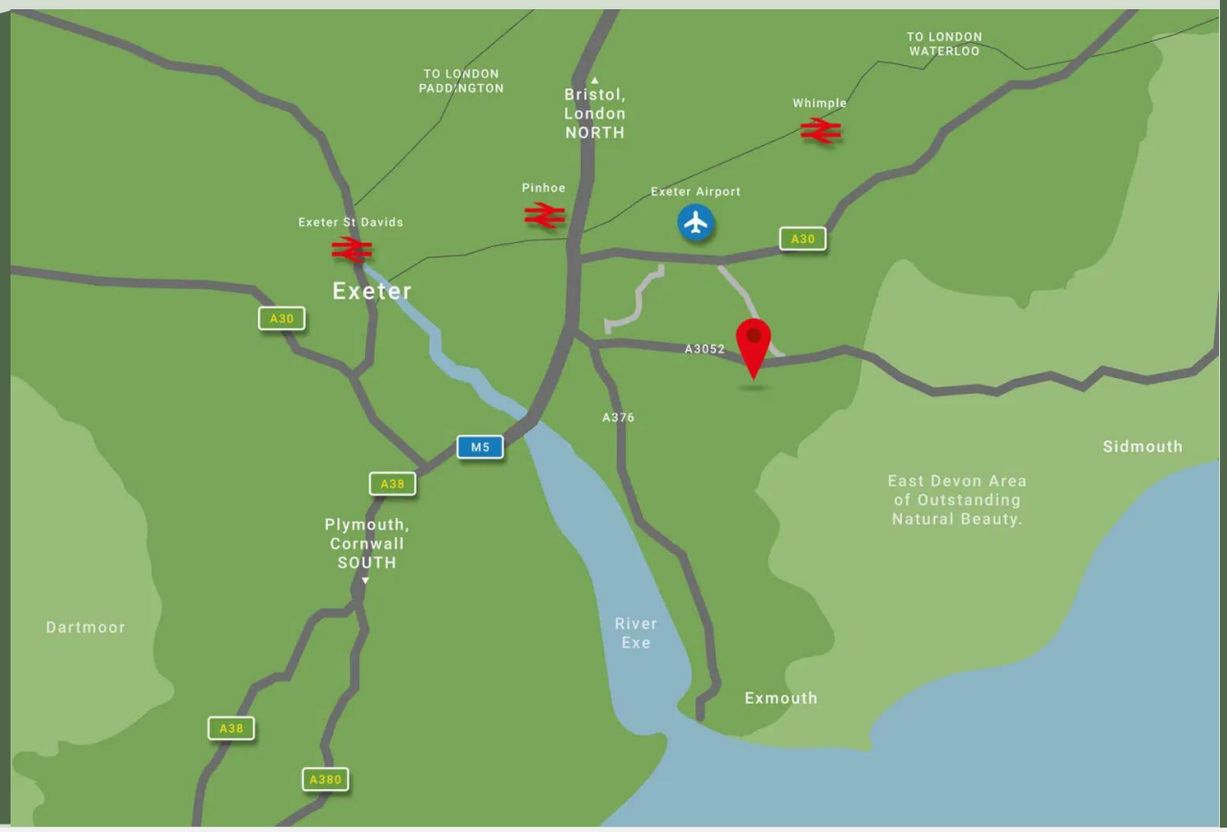


LOCATION

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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