

HUDSON & Co.

EXETER

NR AIRPORT/A30

SECURE YARD WITH OFFICES

1645 SQ FT ON 0.40 ACRE



**Offices Yard, Blackhorse Lane, Clyst Honiton
Exeter EX5 2AU**

**Close to Exeter Airport & A30 **

**Ideal for Parking, Storage or Display **

**Security Fence & Well Drained **

Well Appointed Office Building & Separate Stores

TO LET

01392 477497

Offices Yard, Blackhorse Lane, Clyst Honiton, Exeter EX5 2AU

LOCATION: The property is situated on Blackhorse Lane, just off the former A30 in Clyst Honiton, which lies on the eastern outskirts of the city of Exeter. The location provides easy access to the A30, M5 and Exeter Airport, all of which lie within a short driving distance of the property.

DESCRIPTION: The property comprises a secure yard, forming an area of approximately 0.40 acre laid to hardcore, with palisade security fencing to the boundaries. Within the site there is a modern single storey office building, constructed in 2007 with three adjoining detached storage buildings.

ACCOMMODATION: The accommodation comprises as follows:

SITE AREA: **0.40 acre**

OFFICE BUILDING

Office/ Reception	41.98 sq m	451 sq ft
Meeting Room/ Kitchen	7.88 sq m	84 sq ft
Corridor/ Rear Hall	4.39 sq m	49 sq ft

Separate Male/female Toilets

Loft storage with ladder access

The property benefits from double-glazed UPVC windows and access door.

Office areas are fully carpeted and heating is by freestanding electrical appliances.

STORAGE BUILDING

Store 1 36.60 sq m 393 sq ft

Store 2 36.60 sq m 393 sq ft

Store 3 25.55 sq m 275 sq ft

Detached buildings, two of which have timber-clad elevations, concrete floors and a pitched fibre cement roofs. The third building is more basic with timber lined galvanised iron cladding under a pitched galvanised iron roof.

SERVICES: We are informed that the property is connected to mains water (metered) electricity and drainage. Mains gas is available nearby.

RATING :

Assessed as offices and premises

Rateable Value (2010): £10,500 Rates payable (2014 / 2015): £4,945

PLANNING: The property benefits from a planning consent for B1 offices/light industrial and open storage.

TERMS: The property is available to let on a new lease on flexible terms and at a competitive rental. Full details on application.

LEGAL COSTS: Incoming tenant to pay a contribution towards the Landlord's reasonable legal costs in connection with this transaction.

N.B. All figures quoted are exclusive of V.A.T

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the sole agents: **HUDSON & Co.**

Contact: DAVID EDWARDS / SUE PENROSE

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Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract

