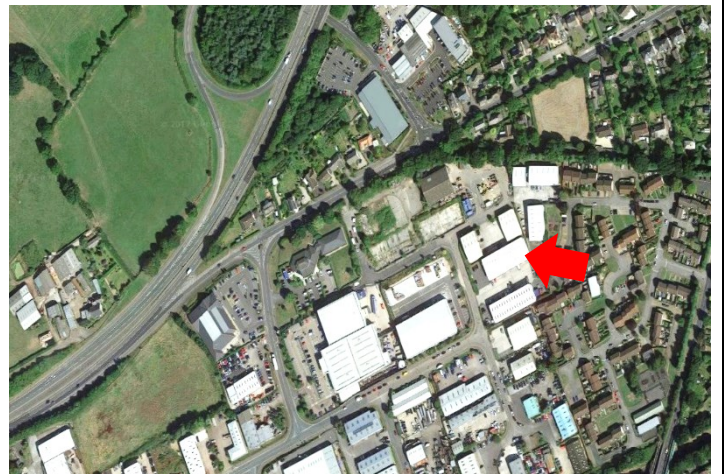


# HUDSON & Co

**FREEHOLD MODERN  
BUSINESS UNIT  
*HONITON***

**168.10 sq.m 1,808 sq ft**

**Plus Mezzanine 135.45 sq.m 1,457 sq.ft**



***UNITS 5 GLOUCESTER CRESCENT, HEATHPARK INDUSTRIAL ESTATE  
HONITON, DEVON, EX14 1DB***

**\*Smart Modern Unit close to A30 dual carriageway / Easy access to M5\***

**\*Coloured profile composite clad elevations and Block-work walls\***

**\* 3-phase supply \***

**\* Electrically operated roller shutter access door \***

**\*Reception Area and Office\***

**\* Quality mezzanine floor with Office / Stores \***

***FOR SALE***

**01392 477497**

# **UNITS 5 GLOUCESTER CRESCENT, HEATHPARK INDUSTRIAL ESTATE, HONITON, DEVON, EX14 1DB**

**LOCATION:** Heathpark Industrial Estate lies on the western outskirts of the busy market town of Honiton, approximately 17 miles north east of Exeter. The town has a population estimated at 11,822 and is a popular retail destination, lying on the A30, affording swift and easy access to the M5 Motorway (Junction 29 / Exeter). Heathpark is a long-established estate, with a wide range of occupiers, including Argos, Homebase, Screwfix and Howdens.



**DESCRIPTION:** A modern unit with adjoining car parking and incorporating a steel portal frame with profile steel cladding and full height internal block-work walls. A pedestrian door gives access to a smart reception area with an office, staff amenity and toilet facilities adjoining. An electrically operated fold over loading door (W3.98m x H4.00m) gives access to the warehouse overhung by a substantial mezzanine incorporating an office and further storage accommodation. The building has an eaves height of approx. 6.79m and to the apex approx. 7.29m.

**ACCOMMODATION:** The accommodation comprises of the following approx. areas:

GROUND FLOOR:

GIA	<b>168.10 sq.m</b>	<b>1,808 sq.ft</b>
Includes		
Reception:	10.78 sq.m	116 sq.ft
Office:	17.47 sq.m	187 sq.ft

MEZZANINE:

GIA	<b>135.45 sq.m</b>	<b>1,457 sq.ft</b>
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All areas are approximate

**OUTSIDE:** There is an ample loading forecourt and parking for 3 cars, with an adjoining car park providing 6 additional spaces.

**SERVICES:** Mains water, electricity (3- Phase supply) and drainage are connected.

**PLANNING:** The unit is currently used for storage purposes on an estate zoned for B1, B2 and B8 uses. Prospective purchasers should address their planning enquiries to East Devon District Council Tel: 01395 571597.

**EPC:** Rating E

**TENURE:** Freehold. Common areas are owned by the management company.

**TERMS:** Offers invited for the Freehold interest. Guide-price: £235,000

**COSTS:** Each party to pay their own legal costs.

## **VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment

Through the Sole Agents

### **HUDSON & Co.**

Tel: 01392 477497 or 01548 831313

Contact: **DAVID EDWARDS / SUE PENROSE**

Email: [info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)

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

# 01392 477497