

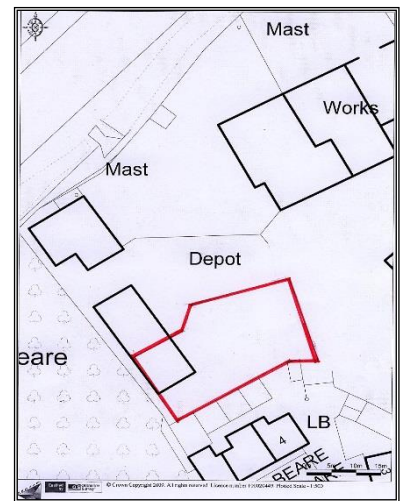
# HUDSON & Co

## WORKSHOP / WAREHOUSE

**82.06 sq.m 883sq ft**

**WITH SECURE YARD**

**526.02 sq.m 5,660sq ft**



### ***UNIT 4A, BEARE TRADING ESTATE, BROADCLYST EXETER EX5 3JX***

- \*\* Two bay workshop with 2 large security spec roller shutter loading doors \*\***
- \*\* Electricity, Water & Drainage \*\***
- \*\* Good sized secure yard with steel palisade fencing & gates\*\***
- \*\* Separate Office with Telecom & Broadband\*\***

## **TO LET**

**01392 477497**

## **UNIT 4a, BEARE TRADING ESTATE, BROADCLYST, EXETER EX5 3JX**

**LOCATION:** The unit is located on the Beare Trading Estate, which lies on the busy B3181 Exeter-Cullompton Road, to the north of the city of Exeter. The M5 motorway adjoins the estate and occupiers include Plant & Engineering Services Ltd, Ark Ltd, and Western Auto Services. The location provides easy uncongested access to the motorway network via junction 28 at Cullompton and junction 29 & 30 at Exeter. Exeter Airport and the A30 are within easy driving distance.

**DESCRIPTION:** An industrial building of steel frame construction, incorporating blockwork dwarf walls and steel profile cladding to the elevations under a pitched steel profile roof. The building is divided into two bays, to the front of which there are two large full height high security spec roller shutter loading doors, one electrically operated. To the side of the building there is a steel pedestrian door.

**OUTSIDE:** There is a good-sized concrete apron and yard secured within a galvanised steel palisade fence with double leaf steel security gates, providing a very secure environment. Within the yard there is a portable style office unit that has an electricity connection with power points and lighting.

**ACCOMMODATION:** The accommodation is currently arranged as two adjoining workshops / stores with the following approximate areas.

<b>TOTAL GIA</b>	<b>82.09 sq m</b>	<b>883 sq ft</b>
Incorporating:		
<b>Bay 1</b>	<b>41.15 sq m</b>	<b>442 sq ft</b>
<b>Bay 2</b>	<b>40.94 sq m</b>	<b>440 sq ft</b>
<b>Secure Yard</b>	<b>526.02 sq m</b>	<b>5,660 sq ft</b>

**SERVICES:** The premises are connected to telephone, mains water (metered) and an electricity supply. Drainage is to a private sewerage treatment plant, which serves the rest of the estate.

**RATES:** The local rating authority is East Devon District Council. The property is described as "Workshop & Premises".  
*Rateable Value: £2,100*

**PLANNING:** The premises have been used for both warehousing and workshop purposes on an estate zoned for employment uses. Prospective occupiers should address their inquiries to the local planning authority, East Devon District Council in Sidmouth, Tel: 01395 516551.

**TERMS:** The property is available on flexible terms at a competitive rental. Full details on application.

N.B. VAT is not payable on this property.

**LEGAL COSTS:** Incoming tenant to pay a reasonable contribution towards our clients' legal costs in connection with this transaction.

### **VIEWING & FURTHER INFORMATION:**

Strictly by Prior Appointment Through the Sole Agents:

**HUDSON & Co.**

Tel: 01392 477497

**Contact: DAVID EDWARDS / SUE PENROSE**

**Email : info@hudsoncom.co.uk**

**INTEREST:** THE AGENTS BRING TO THE ATTENTION OF PROSPECTIVE OCCUPIERS THAT A MEMBER OF STAFF HAS AN INTEREST IN THIS PROPERTY

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**