

# HUDSON & Co.

## **NR, EXETER INDUSTRIAL UNIT**

**78.25 sq.m 842 sq.ft**

**with**

## **SECURE YARD**

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



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

- \* Double bay workshop with 2 large security spec roller shutter doors \***
- \* Good sized secure yard with steel palisade fencing & gates\***
- \* 3 Phase Electric, Water, Drainage, Telecom & Broadband\***

# **TO LET**

**01392 477497**

## **UNIT 4 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 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 end of terrace unit of steel frame construction, incorporating blockwork dwarf walls and steel profile cladding to the elevations under a mono pitch steel profile roof. A double bay workshop with two large full height high security spec roller shutter loading doors. 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.

**ACCOMMODATION:** The accommodation is currently used as a workshop and is arranged as follows:

|                  |              |                    |                   |
|------------------|--------------|--------------------|-------------------|
| <b>Workshop:</b> | <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>  |

**SERVICES:** The premises are connected to telephone / broadband, 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.

Description: "Workshop & Premises"      *Rateable Value: £2,750*

Under the small business rates relief, single occupation businesses with a rateable value under £6,000 do not currently pay business rates.

**PLANNING:** The property has been used for a variety of uses under the B1 (Light Industrial), B2 (General Industrial) and B8 (Storage) Use Class classifications on a long-established industrial estate. Prospective occupiers should address their planning enquiries to East Devon District Council Tel: 01395 516551

**TERMS:** The premises are available on a new lease. Full details on application.

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

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

Strictly by Prior Appointment Through the Sole Agents:

**HUDSON & Co.**

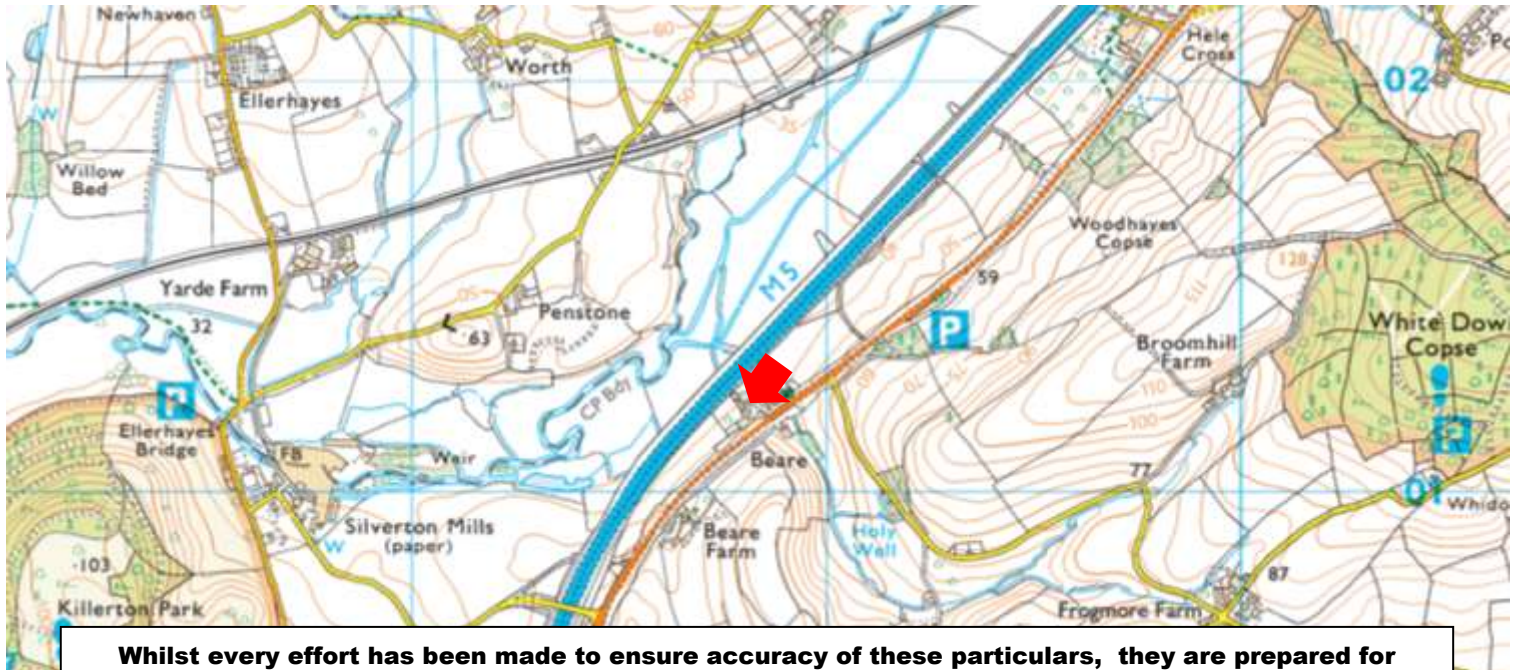
Tel: 01392 250441 / Email : [info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)

**Contact: DAVID EDWARDS / SUE PENROSE**

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



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



**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**