

HUDSON & Co.

BUSINESS UNIT

With Useful Offices

727 sq ft - 1,505 sq ft

with 4 parking spaces



**2, Kingfisher Court, Venny Bridges,
Pinhoe Trading Estate, Exeter, Devon EX4 8JN**

***Useful accommodation suited to either light
Industrial or Office use***

May consider letting floor by floor

Well located for Exeter Ring road and linked to Exeter Business Park / M5

Covered loading & Car parking

TO LET

01392 477497

2, Kingfisher Court, Pinhoe Trading Estate, Exeter, Devon EX4 8JN

LOCATION: Kingfisher Court is conveniently located near Venny Bridges on the eastern fringe of the city of Exeter and benefiting from excellent communications being close to the Exeter ring road, the link with the Exeter Business Park and the M5.

DESCRIPTION: Forming part of a terrace of units, Unit 2 offers a useful office/production unit of blockwork construction with profile steel cladding and double-glazed windows, and having a covered loading bay to the side



ACCOMMODATION:

Ground Floor 72.4 sq m 778 sq ft

Providing a reception area, office, toilet, and two stores, all with suspended ceilings and recessed lighting. The end store has a personnel door and also a roller shutter-loading door (approx 9ft wide) leading to a covered-loading bay. Toilet.

First Floor 67.6 sq m 727 sq ft

Arranged as two offices that could be used for light production use. Sink unit and cupboard.

Outside:

Covered loading bay with 2 parking spaces

There is a further dedicated parking space to the front of the unit and one in the main parking area.

All areas are approximate.

RATING: The Valuation Office Website that the property is assessed as follows:

Ground Floor: Offices & Premises Rateable Value: £4,350

First Floor: Offices & Premises Rateable Value: £4,150

PLANNING: The premises have a planning consent for B1, B2, and B8 uses in an area zone for office, industrial and warehouse uses.

TERMS: The premises are available on a new lease with flexible terms at a very competitive rental. Alternatively our client may consider a split of the premises. Full details on application.

VAT: All figures quoted are exclusive of V.A.T.

EPC: Energy Performance Rating D.

COSTS: The incoming tenant to pay a contribution towards the Landlords reasonable costs in connection with the preparation of a lease.

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 the accuracy of these particulars, they are prepared for guidance only