

TO LET



01395 232 855 / 07980 798650

**Compound 35
Greendale Business Park
Woodbury Salterton
Exeter
EX5 1EW
20,387 sq ft (1898 sq m)**

Location

The property is situated on the well established Greendale Business Park, strategically located 3.5 miles from J.30 of the M5 motorway, 2 miles from Exeter International Airport and 7 miles east of Exeter City Centre. Greendale Business Park offers a range of on-site amenities and services including a café, diesel fuel station, vehicle wash, CCTV & site security. Other occupiers include Fedex, SUEZ, Weddel Swift, KIER, DHL, Original Style and Wales & West Utilities.

Description

The property comprises an End terrace open storage compound

Features include:

- Steel palisade fencing & double gates
- Concrete and tarmac surface
- Parking area within yard

Accommodation

The property comprises the following approximate gross internal area measured in accordance with the RICS Code of Measuring Practice:

	Sq m	Sq ft
Open Storage	<u>1,898</u>	<u>20,387</u>
Total	1,898	20,387

Services

Mains electricity, water & drainage and telecoms are available to the property. We have not tested any of the service installations and any prospective occupier must satisfy themselves independently as to the state and condition of such items

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£30,580 per annum (£1.50 per sq ft) exclusive of all other outgoings.

Service Charge

A service charge based on 5% of the rent will be payable to cover repairs & maintenance of common parts, landscaping, signage, CCTV and site security.

Rates

The Valuation Office website lists the Rateable Value

Planning

The property has previously been used for open storage. Interested parties should make their own enquiries with the local planning authority.

Legal Costs

Each party to bear their own legal costs involved in the letting.

VAT

VAT will be payable on the rent & service charge.

For further information or to arrange a viewing please contact:

Sam Kirkness
Greendale Business Park
Woodbury Salterton
Exeter
EX5 1EW

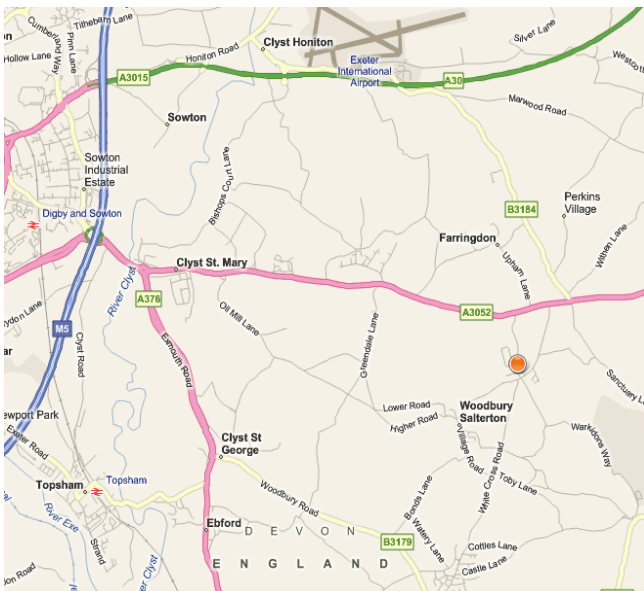
Tel: 01395 232855 / 07980 798650

Email: Sam@greendale.com

Website: www.greendalebusinesspark.com

SUBJECT TO CONTRACT





These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy can not be guaranteed and they are expressly excluded from any contract



Greendale Group

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