



## Units 8 & 9, Beare Works, Broadclyst, Exeter, Devon EX5 3JX

# To let

Viewing by prior appointment  
with Andrew Hosking

**(01392) 202203**

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Two light industrial/warehouse units (3,890 sq ft & 1,064 sq ft)  
with concrete yard

On small well-presented Business Park adjoining the M5  
Motorway

Incorporating significant office/ancillary accommodation

Refurbished units with insulated profile steel sheet external  
elevations and roofs

## Location

The units are located adjacent to the M5 motorway off the B3181 Exeter to Cullompton Road at Beare. Exeter is approximately 8 miles away and Cullompton some 5.5 miles distant, where access to the M5 at Junction 28 is available.

## Description

The premises comprise two refurbished warehouse/industrial and office buildings with profile steel sheet cladding to the elevations and roof. Occupiers nearby include Plant & Engineering Services Limited and B M Westcountry Limited.

## Accommodation

### UNIT 8

Production/Storage Area  
14.16m x 12.7m with entrance doors—1.94m x 2.12m eaves height of about 4.26m, extensive roof lights affording natural lighting, entrance door 1.94m x 2.12m.

Mezzanine in two sections 12.7 x 3.84 and 11.3 x 3.58.

### UNIT 9

Production/Storage Area—on the ground floor (11.9m x 6m)  
With large roller shutter door, 4.3m wide. Pedestrian entrance and stairs to:  
First floor with landing.  
Kitchenette and WC.

Description	Sq ft	Sq.m
Unit 8, Ground Floor	2,619	24
Unit 8, First Floor	960	89
Unit 9, Ground Floor	767	71
Unit 9, First Floor	390	36
<b>TOTAL:</b>	<b>4,736</b>	<b>220</b>

### EXTERNALLY:

From the wide concrete shared access is a concreted yard area offering open storage and parking and bringing the overall area to 0.36 acre approx.

## Lease Terms

The property is available by way of new lease at an initial rent of **£24,500 per annum**. Terms to be agreed by negotiation.

## Business Rates

2017: List

- Unit 8, RV £10,000
- Unit 9, RV £4,100

Please note this is not the rates payable, interested parties are advised to make their own enquiries with the local billing authority.

Small Business Rates Relief may available to qualifying occupiers in respect of these units. Further information on request.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is:

- Unit 8, Awaited
- Unit 9, Awaited

## VAT

VAT is payable at the current rate.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking or Tom Churchward  
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