

17 FINNIMORE INDUSTRIAL ESTATE, OTTERY ST MARY, EX11 1NR



- TO LET
- VERSATILE INDUSTRIAL UNIT
- 3,852 SQ FT (357.9 SQ M)
- PLUS 954 SQ FT (88.6 SQ M) MEZZANINE STORAGE / OFFICE
- POTENTIAL TO FURTHER SUB DIVIDE UNIT
- APPROX 2 MILES FROM A30
- EPC RATING E (102)

**RENTAL UPON
APPLICATION**

Miller Commercial

The business property specialists



LOCATION

Finnimore is a popular, well established business estate situated on the western approach to Ottery St Mary. Ottery St Mary is a popular East Devon market town with a population of approx. 7,800. The estate benefits from 2 access roads, one adjacent to the main hospital and the other, off B3174, Barrack Road. The area has recently benefitted from substantial investment in new residential accommodation. The popular estate houses a diverse range of occupiers including Chunk of Devon, Perkins Pet and Country Store, Devon Tiles & Bathrooms and Ottery Auction Rooms.

DESCRIPTION

Unit 17 is a well presented unit of steel portal frame construction with block work elevations under a profile clad roof incorporating translucent roof panels. The property measures 3,852 sq ft (357.9 Sq m) with an additional 954 sq ft (88.6 Sq m) mezzanine to be used as office space / storage. The unit benefits from loading access via a secure compound as well as a separate personnel door. Within the demise are two further units of 476 sq ft (44.25 sq m) and 477 sq ft (44.28 sq m), each with roller shutter doors that could be occupied as part of the whole premises or subdivided.

TERMS

The unit is available by way of a new full repairing and insuring lease on flexible terms to be agreed.

SERVICES

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

ESTATE CHARGE

Details to be provided on request but subject to change upon annual review and reconciliation.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the unit has not yet been assessed for rating purposes.

LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, which is applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (102).

FURTHER INFORMATION AND VIEWINGS

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk

our joint agent Clare Cochrane, Vickery Holman 01392 453 027 ccochrane@vickeryholman.com



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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