

Unit 17

Finnimore Industrial Estate

Ottery St Mary, Devon EX11 1NR

To Let 356 sq m / 3,829 sq ft



- Versatile Industrial Unit
- Established commercial location
- £22,500 per annum exclusive
- Approx 2 miles from A30
- On site car parking

Location

Finnimore is a popular, well established business estate situated approximately 2 miles from the A30 dual carriageway on the edge of 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 Christopher Piper Wines, F.W Perkins Ltd, Grandisson and Devon Tiles.

Description

A versatile brick and block building, the unit originally comprising of 3 adjoining units benefits from bright accommodation with pedestrian and roller shutter door access and a fenced yard area.

The unit extends to approximately 3,829 sq ft (355.8 sq m) with an additional 503 sq ft (46.7 sq m) provided at mezzanine level.

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following:

Area	Sq m	Sq ft
Industrial Unit plus small mezzanine	355.80	3,829

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.

Energy Performance Certificate

E-102

Estate Charge

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

Rateable Value

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

VAT

All figures within these terms are exclusive of VAT if applicable.

Legal Costs

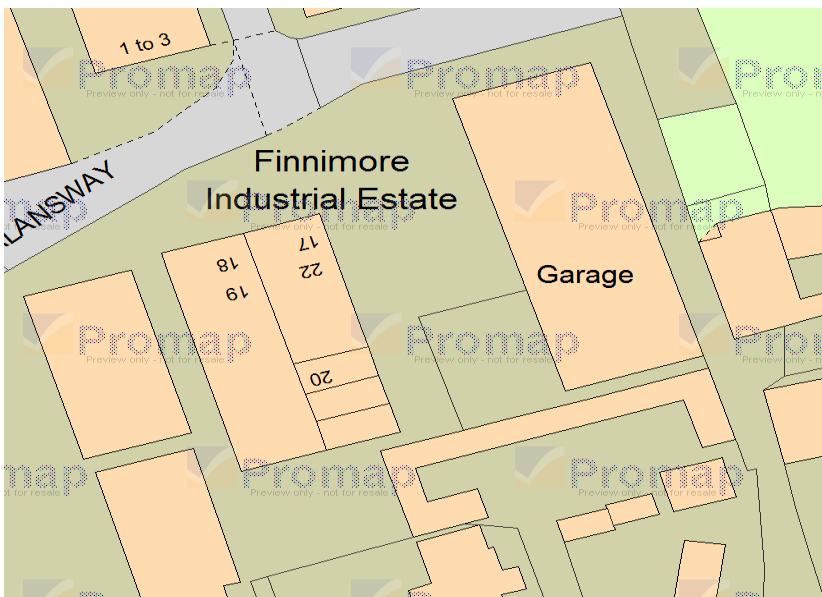
Each party to bear their own legal costs incurred in the transaction.

Terms

The premises are available by way of a new full repairing and insuring lease on flexible terms to be agreed with a commencing rent of £22,500 pa. exclusive.



Location Plan



Viewing Arrangements / Further Information

Strictly by prior arrangement with the joint marketing agents.

Contact:

JLL

Kye Daniel
01392 429 307
Kye.daniel@eu.jll.com

Vickery Holman

Clare Cochrane
01392 453 027
ccochrane@vickeryholman.com

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