

UNDERGOING
COMPREHENSIVE
REFURBISHMENT

stratton
creber
commercial
property consultants



Heaver Brothers Transport Depot, Exeter Airport Industrial Estate, Exeter, Devon, EX5 2HJ

To let

Undergoing comprehensive refurbishment

Viewing by prior appointment
with Andrew Hosking/
Vicky Bandyszewska

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Workshops/stores and offices on large self-contained site

Approx: 11,116 sq ft (1032.8 sq m)

Fenced and gated site approx 1.38 acres (0.51 hectares)

Rent on application

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Location

Exeter Airport Industrial Estate is located immediately adjacent to Exeter International Airport, just off the A30 and some 5 miles east of the city centre around 1.5 miles from Junction 29 of the M5 motorway.

The premises comprise a number of attached workshop and warehouse units with ancillary offices situated opposite the main former Flybe hangar, adjacent to Nationwide Repair Centres (Exway) and Revill Industries.

Other occupiers nearby include Sparex, Vanguard and Boyce Packaging.

Description

Having been occupied as the main depot/maintenance workshop and offices for Heaver Brothers Limited Transport since 2002, the site and premises are now available following the recent acquisition by the company of the former Co-operative supermarket premises at nearby Broadclyst.

Features include the following:-

- Undergoing comprehensive recladding to warehouse 1 = (specification of works upon request).
- Predominantly level site with concrete/tarmacadam surfacing.
- Parking for a large number of commercial vehicles and cars.
- Good access and loading facilities.
- Full height loading door access to each former workshop area.
- Oil fired central heating to offices.
- Fenced and gated site including new fencing to side.

Accommodation

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

Warehouse 1 (incorporating former vehicle workshops)

58'11" x 49'4" (2,909 sq ft)
17.96m x 15.05m (270.3 sq m)
Plus 61' x 60'8" (3696 sq ft) / 18.57m x 18.5m (343.4 sq m)

There is a mezzanine office/store above this totaling some 160 sq ft (14.9 sq m).

Total approx: 6,605 sq ft (613.7 sq m)

There are two w/cs to the rear of the unit with ancillary kitchenette and 4 full height front loading doors.

Warehouse 2

71'9" (45'2") 3,241 sq ft.
21.87m x 13.77m (301.1 sq m)

This is approached via a sliding loading door 14'2" x 13'11" (4.32m x 4.25m).

Offices

Overall: 65' 7" x 19'4" (1,270 sq ft).
20m x 5.9m (118 sq m)

This comprises reception area/office and two further offices, gents WC with urinal, WC and shower, additional gents WC plus ladies WC.

The offices benefit from oil fired central heating and fluorescent lighting.

Total approx ground floor gross internal area: 11,116 sq ft / 1032.8 sq m

Site

From scaling the site via Promap, the total area is approximately 1.38 acres (0.51 hectares).

Lease Terms

A new lease is available; terms on request.

Rateable value

We are informed by the Valuation Office Agency web site of the following assessment:-

Rateable value (warehouse & premises):	£55,500
Rates payable 2019/20:	£27,972

Energy Performance Certificate (EPC)

An Energy Performance Certificate has been prepared and the rating is E (114). Further information upon request.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

The parties are to be responsible for their own legal costs incurred in the transaction.

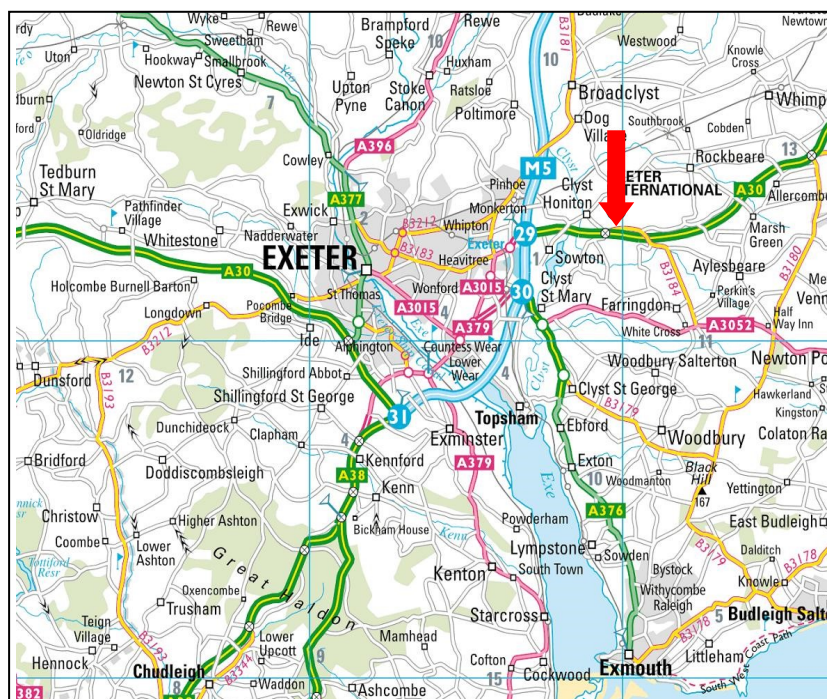
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
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