



To let

Former Gulliver's Truck Hire, Water Lane, Haven Banks, Exeter, EX2 8BU

In central position near Exeter Quay

Viewing by prior appointment
with Andrew Hosking /
Vicky Bandyszewksa

(01392) 202203

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vicky@sccexeter.co.uk

Workshop/ warehouse: 3,282 sq ft / 304.93 sq m

Office: 830 sq ft / 77.10 sq m

Site area: 0.85 acres (0.345 ha)

Immediately available

Rent on application

strattoncrebercommercial.co.uk

Location

Situated on Water Lane in the Haven Banks area of the city between Marsh Barton Industrial Estate and The Quay. This area plays host to a variety of retail, industrial and leisure facilities. Immediately surrounding the property are other industrial businesses and residential occupation to the front.

Water Lane links to A377, an arterial route in and out of the city centre, there is also a train station at St Thomas and public coach and car parks close by.

Description

Internally the front office section has been subdivided into a series of offices, meetings rooms and storage areas as well as a kitchenette and WC facilities.

The rear warehouse/ workshop is constructed of brick and block, there is a vehicle inspection pit, roller shutter doors, and a pedestrian door.

The level surfaced site is mostly fenced.

Accommodation

The approximate dimensions and areas are as follows:

Warehouse depth:	40.1 ft	12.22 m
Warehouse width:	71.1 ft	21.66 m
Warehouse total:	2,841 sq ft	263.97 sq m
Rear office:	440 sq ft	40.96 sq m

Warehouse and rear office total: 3,282 sq ft / 304.93 sq m

Front office: 830 sq ft 77.10 sq m

Total: 4,111 sq ft 382.03 sq m

Lease Terms

The site and premises are offered in a new lease for 2 years.

The lease is to be excluded from the Security of Tenure Provisions of The Landlord and Tenant Act 1954.

Initial annual rental upon request.

All other terms by negotiation.

Business Rates

The unit has a rateable value of £26,250.00.

The rates payable in the year 2019/20 are £12,888.75.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D (92).

VAT

VAT is applicable to the rental.

Legal Costs

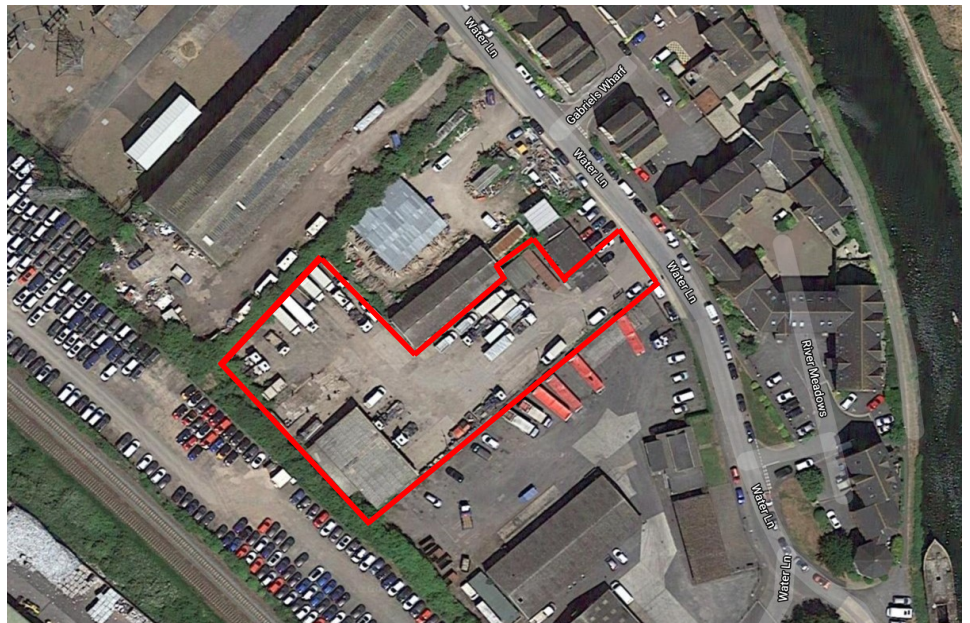
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Andrew Hosking / Vicky Bandyszewska
Tel: (01392) 202203
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For identification purposes only



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