

PRELIMINARY
PARTICULARS

stratton
creber
commercial
property consultants



The Otter Building, Grenadier Road, Exeter Business Park, Exeter, Devon, EX1 3LH

To let

Viewing by prior appointment with
Andrew Hosking / Tom Churchward

(01392) 202203

andrew@sccexeter.co.uk

tom@sccexeter.co.uk

Modern warehouse unit with generous forecourt area

Gross Internal Area approx. 1,819 sq.m (19,578 sq.ft)

Easily accessible from the M5

Available on a new lease for a term to be agreed

To let: £146,835 per annum exclusive

strattoncrebercommercial.co.uk

Location

The property is situated on the Exeter Business Park, adjacent to the Sowton Industrial Estate, Exeter's main distribution location. Accessed immediately off Junction 29 of the M5 motorway the property sits approximately 3 miles east of Exeter city centre.

As well as having excellent connection to the motorway the Exeter Business Park also benefits from direct access to the A30 leading to Exeter Airport and East Devon. Nearby occupiers include Goodridge, Crown Self Storage and Ashfords.

Description

The property offers two large interconnecting open plan warehouse areas. Currently divided, these could be combined if required. The property also has offices, WCs and kitchenette facilities.

The property has an internal eaves height of approx 6m (19' 9") and two electric up and over loading doors 4.31 m wide by 4.51 m high.

Fronted by a generous forecourt area access is easy for deliveries and unloading. Ample parking is available on site; further information available upon request.

There is a floor loading capacity of 1,000 lbs/ft² (47.9 kn/m²) allowing for high level palletised racking if required.

Accommodation

The accommodation briefly comprises the following approximate gross internal areas:

Floor	Description	Sq.m	Sq.ft
Ground	Warehouse	1,737	18,698
Ground	Office/Staff	82	880
Total:		1,819	19,578

Lease Terms

The property is available to let by way of a new full repairing and insuring lease with exact terms to be agreed by negotiation. The initial annual rental is **£146,835 pa ex.**

Energy Performance Certificate (EPC)

An EPC is available for this property. Further information upon request.

Business Rates

Rateable Value:	£85,000
Rates Payable 2022/2023:	£43,520

VAT

We are informed that VAT is applicable to the rent and any services charge.

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

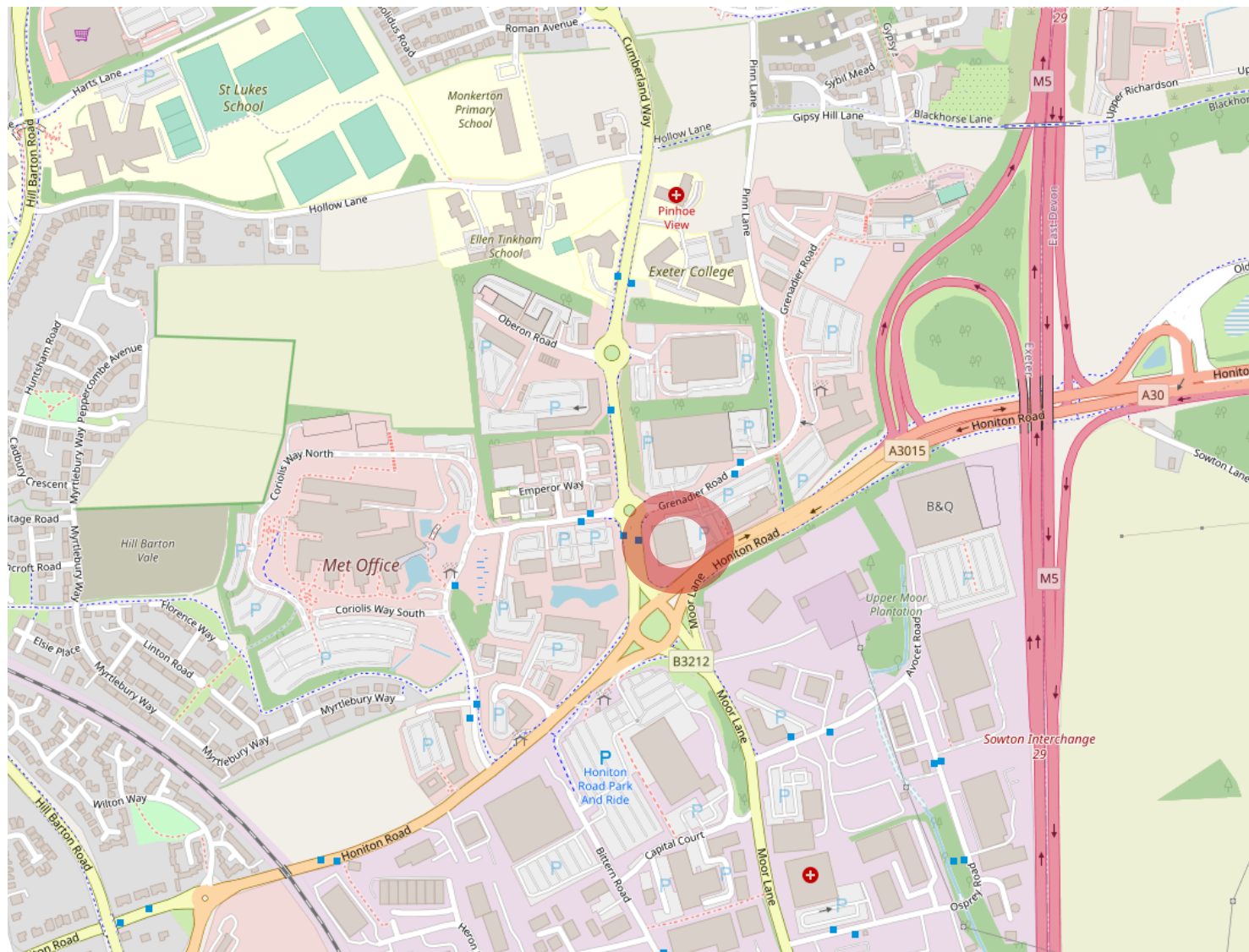
Contact: Tom Churchward
Andrew Hosking
Tel: (01392) 202203
Email: tom@sccexeter.co.uk
andrew@sccexeter.co.uk

Or

Joint Agent, Maze
4 Barnfield Crescent, Exeter, EX1 1QT

Contact: Hugo Tillotson
Tel: (01392) 477433
Email: hugo@maze.uk.com





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