

HUDSON & Co.

COMMERCIAL UNITS

2,016 – 56,459 sq ft



**Close to Honiton
With Good Access to
the A30**

***Westerhope Units, Long Lane, Dunkeswell,
Nr, Honiton, East Devon EX14 4QN***

****Broad range of buildings including yards on 5.79 acres****

****Flexible Terms / Competitive Rentals****

****Rents from only £2.00 per sq ft****

****Attractive Working Environment / Suit a wide range of uses****

TO LET

01392 477497

LOCATION: Westerhope lies close to Dunkeswell, approximately 17 miles northeast of Exeter, and approx. 6 miles north of the town of Honiton and the A30. The property offers an attractive working environment and is located on Long Lane, 2 miles south of Dunkeswell airfield.

DESCRIPTION: A secure site of approximately 5.79 acres comprising a mixture of modern and older industrial units, hard-standing, yards and an office building forming a total area of approximately 5,245 sq m (56,459 sq ft).

The modern units incorporate roller shutter loading doors and are of typical steel portal frame construction with steel profile cladding to the elevations and block-work plinth walls under pitched steel profile roofs incorporating roof lights. The older units have portal frames with fibre cement cladding.

ACCOMMODATION:

Unit 1a	Ground Floor Offices	136.38 sq m	1,468 sq ft	
Unit 2a	Workshop / Warehouse	393.78 sq m	4,239 sq ft	LET
Unit 2b	Workshop / Warehouse	285.20 sq m	3,068 sq ft	LET
Unit 2c	Workshop / Warehouse	284.80 sq.m	3,064 sq ft	
Unit 3	Workshop / Warehouse	1,051.35 sq m	11,317 sq ft	
Unit 4a	Workshop / Warehouse	476.80 sq m	5,130 sq ft	LET
Unit 4b	Workshop / Warehouse	487.15 sq m	5,246 sq ft	
Unit 5a	Workshop / Warehouse	387.60 sq m	4,172 sq ft	
Unit 5b/5c	Workshop / Warehouse	764.76 sq m	8,232 sq ft	
Unit 6	Workshop / Warehouse	814.42 sq m	8,766 sq ft	
	TOTAL:	5,245.14 sq m	56,459 sq ft	

Various areas of yard and hard-standing. (All areas are approximate)

RATES: To be re-assessed

PLANNING: We are informed that the site has been used in the past for various employment uses coming within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order. Prospective occupiers should address their planning enquiries to the local planning authority, East Devon District Council Tel: 01395 516551

TERMS: The premises are available individually or as a multiple of units on flexible terms at competitive rentals.

RENTS:

Unit 1 (Offices):	£4.50 per sq ft
Units 2 - 4 (Old Style Units):	£2.00 per sq ft
Units 5 and 6 (Modern Units):	£3.00 per sq ft

VAT: The rents are subject to Vat.

LEGAL COSTS: Each party to be responsible for their own costs.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment
With the sole agents

HUDSON & Co.
Tel: 01392 477497 / 01548 831313
Contact: DAVID EDWARDS / SUE PENROSE
Email: info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract