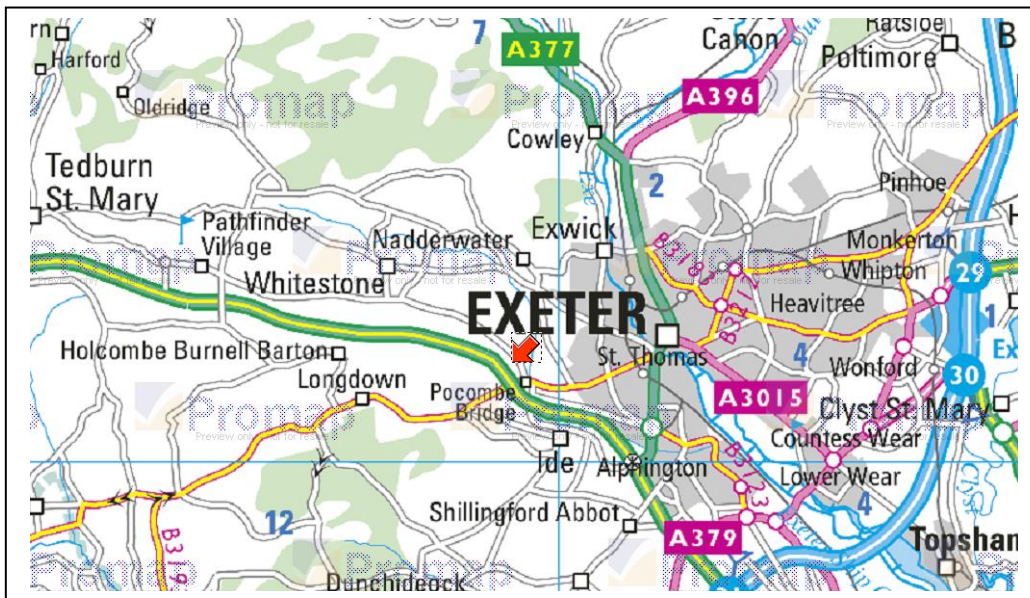


HUDSON & CO.

EXETER **WORKSHOP/WAREHOUSE** **with yard** **242.09 sq m 2,604 sq ft**



Unit 2b, Providene Court, Pocombe Bridge, Exeter EX4 2HB

- * Attached building with good working height***
- * Convenient location and access to
A30/A38/M5 & Exeter***
- * Ample additional Yard space available***
- * Flexible Terms/Competitive Rental***

TO LET

01392 477497

Unit 2b, Providene Court, Pocombe Bridge, Exeter, EX4 2HB

LOCATION: The unit is situated on the Providene Court Farm estate, on the B3212 Tedburn Road just north of Pocombe Bridge to the west of the city of Exeter.

DESCRIPTION: A typical industrial building previously used for warehousing, and incorporating a blockwork and clad elevation under a pitched asbestos cement roof. To the front, large steel sliding loading doors give access to a concrete surfaced loading apron and yard. The premises are suitable for workshop/warehouse use with a gross internal area of approx

242.09 sq m (2,604 sq ft)

There are ample areas of additional yard space close to the building, which are available by separate negotiation.



SERVICES: We are informed that the property is connected to mains electricity (3 phase) Water is connected or available (metered). Drainage is available to a septic tank. There is a communal toilet block within the adjacent yard.

TERMS: The premises are available on a new lease on flexible terms at a very competitive rental. Full details on application.

RATING: Awaiting re-assessment.

COSTS: Each party to be responsible for their own costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the Sole Agents

HUDSON & Co.

Tel: 01392 477497 or 01548 831313

Contact: DAVID EDWARDS / SUE PENROSE

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.

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