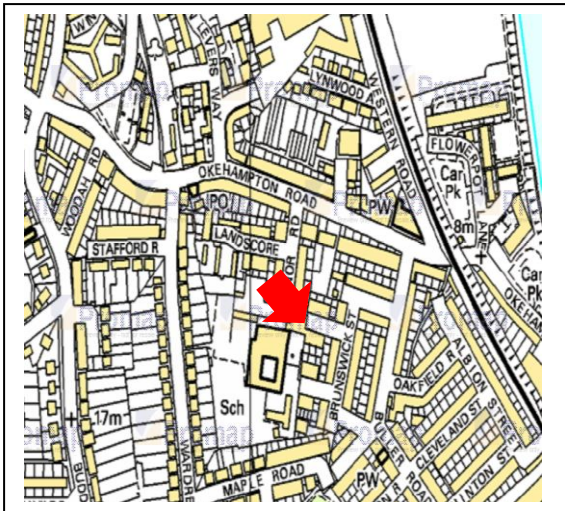


HUDSON & CO.

St Thomas, Exeter **WORKSHOP 572 sq.ft**



UNIT 1

25, Manor Road, St Thomas, Exeter, Devon EX4 1EN

- * Useful premises offering a good sized Workshop ***
- * Quiet secure location within easy distance of City Centre ***
- * Flexible Terms / Competitive Rental ***

TO LET

01392 477497

25 Manor Road, St Thomas, Exeter EX4 1EN

LOCATION: The property is situated at the end of Cornwall Street, just off Okehampton Road, in the St. Thomas District of Exeter, just one mile east of Exeter City Centre. Both Manor Road and Cornwall Street are residential cul-de-sacs, offering excellent security.

DESCRIPTION: Unit 1 forms part of a detached building constructed of brickwork walls under a mainly corrugated asbestos roof incorporating roof lights. The unit is accessed off Cornwall Street, and offers a very useful workshop / store with glazed entrance door and a clear height to eaves of approx. 10 ft. The unit includes a sink unit with hot water boiler, W.C. and wash hand basin.

The accommodation comprises of approx. **53.19 sq m 572 sq ft**

SERVICES: Mains electricity (single and 3 phase), water and drainage are connected to the property.

EPC: T.B.A.

RATING: To be re-assessed.

PLANNING: The property is currently used as part of a Martial Arts business, and in the past has been used for B1 offices and light industrial and B8 warehousing/distribution uses. Prospective tenants should address their enquiries to: ***Exeter City Council, Tel: 01392 277888***

TERMS: The property is available **TO LET** . Full details on application.

LEGAL COSTS: The incoming tenant to pay a contribution towards the Landlord's reasonable legal costs.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the sole agents

HUDSON & Co.

Tel: 01392 477497

Contact: DAVID EDWARDS / SUE PENROSE

info@hudsoncom.co.uk

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

01392 477497