

# HUDSON & Co.

**JUNCTION 26 & 27 M5**  
**Nr, WELLINGTON**

## **WAREHOUSE/WORKSHOP**

**558.15 sq m 6,005 sq ft**



***Unit 10, Greenham Business Park, Nr Wellington,  
TA21 OLR***

**Modern Building with office & loading apron\***

**\*Eaves Height 5.29 m Apex height 6.68 m\***

**\*Two Loading doors (Ht 3.73 m x W 4.5 m)\***

**\*Easy access to Junctions 26 & 27 M5\***

**TO LET (may sell)**

**01392 477497**

## **Unit 10, Greenham Business Park, Nr, Wellington, TA21 0LR**

**LOCATION:** The property is situated on the popular Greenham Business Park, which is situated on the Devon/Somerset border, just off the A38 dual carriageway, approximately 4 miles from Junction 26 of the M5 motorway, and 5 miles from Junction 27 (Tiverton). Occupiers on the business park have included Abacus, Modshelf Limited, Stagecoach, and Balfour Beatty



**DESCRIPTION:** Greenham Business Park is a six and a half-acre site, with a variety of businesses involved in workshop warehousing and container storage uses. Unit 10 is the most recent building to be constructed and until recently was used by Stagecoach as part of their workshop operation in the area.

The building was built in 2004 of steel portal frame construction with composite steel profile cladding under a pitched insulated composite steel profile roof incorporating roof lights. To the front elevation there are two roller shutter-loading doors (Ht 3.73 m x W 4.50 m) and the internal eaves height is approximately 5.29 m ( 4.16 m to the haunch) and 6.8m to the apex.

The unit is capable of being split, having two separate electricity supplies, and internally the workshop incorporates two wall mounted oil fired space heaters, and a sink unit with an electric hot water heater. There is also an office/reception area, a toilet, and staff canteen.

Outside there is a reasonable concrete surfaced loading apron and parking area.

### **ACCOMMODATION:**

**Gross Internal Area** : 558.15 sq m 6,005 sq ft

Includes:

**Office/Reception** : 25.76 sq m 277 sq ft

Tiled Floor. Wall mounted electricity and telecom trunking. Cat 2 lighting

**Canteen** : 5.97 sq m 64 sq ft

All areas are approximate.

### **SERVICES:**

Mains water and electricity (3 phase) are connected. Drainage is via a communal septic tank.

**TERMS:** The premises are held on a 15 year lease from June 2008 at a passing rent of £30,000 per annum exclusive, subject to five yearly rent reviews. There is a tenant only option to break in June 2017, 2019 and 2023. Our clients, Stagecoach wish to dispose of their leasehold interest. Alternatively the freehold is available for purchase. Full details on application.

NB: V.A.T may be payable were applicable

### **RATING:**

**Description:** Warehouse/Premises

**Rateable Value:** £17,750

Interested parties should make their own direct enquires to the billing authority to confirm the rates payable as a change in occupation can sometimes influence the rating assessment and rates payable.

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**PLANNING:** The property has previously been used as a workshop B1 (business) and as a warehouse B8 (storage and distribution).

Prospective occupiers should address their planning enquiries to the local planning authority, **Mid Devon District Council. Tel: 01884 255255**

**EPC:** Band C

**LEGAL COSTS:** Each party to bear their own costs in connection with this transaction.

**VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment  
Through the Joint Sole Agents

**MONTAGU EVANS LLP**

Tel: 02073127436

Contact: GEOFF DAVEY

**HUDSON & Co.**

Tel: 01392 497477

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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