

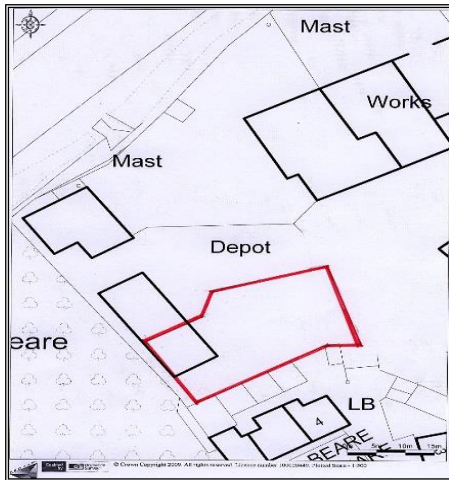
# HUDSON & Co.

## INDUSTRIAL UNIT

**883 sq ft**

**WITH SECURE YARD**

**5,660 sq ft**



***UNIT 4a, BEARE TRADING ESTATE, BROADCLYST  
EXETER EX5 3JX***

- \*\* Two bay workshop with 2 large security spec roller shutter loading doors \*\***
- \*\* Electricity, Water & Drainage \*\***
- \*\* Good sized secure yard with palisade fencing & gates\*\***
- \*\* Separate Office with Telecom & Broadband\*\***
- \*\* No business rates until 31/3 /2014\*\***

**TO LET**

**01392 477497**

## **UNIT 4a, BEARE TRADING ESTATE, BROADCLYST, EXETER EX5 3JX**

**LOCATION:** The unit is located on the Beare Trading Estate, which lies on the busy B3181 Exeter-Cullompton Road, to the north of the city of Exeter. The M5 motorway adjoins the estate and occupiers include Plant & Engineering Services Ltd, Toys & Interiors, SJ Robertson Saddlery, and Western Auto Services. The location provides easy uncongested access to the motorway network via junction 28 at Cullompton and junction 29 & 30 at Exeter. Exeter Airport and the A30 are within easy driving distance.

**DESCRIPTION:** A good sized secure yard with mainly concrete surfaced areas within a galvanised steel palisade fence with double leaf steel security gates, providing a very secure environment. To the rear of the site there is a two bay industrial unit of steel frame construction, incorporating block-work dwarf walls and steel profile cladding to the elevations under a pitched steel profile roof. The building is divided into two bays, to the front of which there are two large full height security spec roller shutter loading doors. To the side of the building there is a steel pedestrian door. The unit is fitted with a toilet and sink unit with electric hot water heater. To the front of the site there is a modern portacabin office, fitted with electric, lighting, telecom and broadband.

**ACCOMMODATION:** The accommodation is arranged as follows:

Bay 1	41.15 sq m	442 sq ft
Bay 2	40.94 sq m	440 sq ft
Portacabin Office		
Secure Yard	526.02 sq m	5,660 sq ft

**SERVICES:** The premises are connected to telephone, mains water (metered) and an electricity supply. Drainage is to a private sewerage treatment plant, which serves the rest of the estate.

**RATES:** The local rating authority is East Devon District Council.

**Description:** "Workshop & Premises".

**Rateable Value:** £3,600

**Note:** *There are currently no rates payable on this property until 31/3/2014*

**PLANNING:** The premises have been used for both warehousing and workshop purposes on an estate zoned for employment uses. Prospective occupiers should address their enquiries to the local planning authority, East Devon District Council in Sidmouth, Tel: 01395 516551.

**TERMS:** The property is available on flexible terms at a competitive rental. Full details on application.

N.B. VAT is not payable on this property.

**LEGAL COSTS:** Incoming tenant to pay a reasonable contribution towards our client's legal costs in connection with this transaction.

### **VIEWING & FURTHER INFORMATION:**

Strictly by Prior Appointment

Through the Sole Agents:

**HUDSON & Co.**

Tel: 01392 250441

**Contact: DAVID EDWARDS / SUE PENROSE**

**Email : [info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)**

**The Agents bring to the attention of prospective occupiers that a member of staff has an interest in this property**

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

