

HUDSON & Co.

SHOWROOM / OFFICES

Ground Floor: 172.39 sq m 1,855 sq ft

With Adjacent Parking



***Ground Floor Unit 1 Exhibition Way, Exeter, Devon
EX4 8JD***

Former Motorcycle Showroom

Busy Prominent Location

Close to Aldi Supermarket

Flexible Terms / Competitive Rental

TO LET

01392 477497

Ground Floor Unit 1 Exhibition Way, Exeter, Devon EX4 8JD

LOCATION: The property lies in Pinhoe, on the eastern outskirts of the city of Exeter, approximately 2 miles from the city centre. Exhibition Way is a mixed commercial and industrial area, and includes an Aldi foodstore. Located a short distance from the Pinhoe Road junction with Hill Barton Road, close to Sainsburys, the property allows easy access to Exeter Business Park, Sowton and the M5 as well as in to the city and around the outskirts towards Pynes Hill and Marsh Barton.

DESCRIPTION: Occupying a prominent position, the property comprises an attached two storey building with block-work inner walls, externally rendered with plastic coated steel cladding incorporating a large glazed frontage to the ground floor showrooms and windows at first floor level and to the side elevations under a pitched plastic coated profile steel roof. To the front of the property there is an area of parking.



ACCOMMODATION: The accommodation forms the ground floor of the property, and comprises a showroom benefiting from display windows and an additional roller door access to the side.

GROUND FLOOR	172.39 sq m	1,855 sq ft
includes		
Showroom	151.26 sq m	1,627 sq ft
Counter	15.51 sq m	167 sq ft
Store	5.70 sq m	61 sq ft

There are toilets at first floor level. All areas are approximate.

SERVICES: The property is connected to mains water, drainage and electricity.

RATES: *Showroom & Premises*
Rateable Value: £20,250

PLANNING: The premises have been used as showroom accommodation in an area zoned for commercial uses. Prospective occupiers should address their planning enquiries to the local planning authority, Exeter City Council: Tel: 01392 277888

EPC: Rating G

TERMS: The premises are available on flexible terms at a competitive rental.

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

VIEWING & FURTHER INFORMATION:

Through the Sole Agents:

HUDSON & Co.
Tel: 01392 477497 / 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

