

HUDSON & Co.

Jctn 26/27 M5 (Wellington)

WAREHOUSE/WORKHOP

496.47 sq m 5,345 sq ft

On 0.36 acre (0.15 ha)



Victor House, Greenham Business Park, Wellington

TA21 0LR

*** Modern Building with offices & loading apron***

*** Additional Open storage area of up to 0.65 acre
with potential for a self-contained access***

*** Easy access to Junctions 26/27 M5***

FOR SALE/TO LET

01392 477497

Victor House, 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). Other occupiers on the business park include Abacus, Modshelf Limited, and Stagecoach.

DESCRIPTION: Greenham Business Park is a six and half acre site, which is now almost fully occupied, and this particular unit was previously used by Stagecoach as their main workshop for the area. The adjoining yard was previously used for the parking of their large fleet of buses.



The building was built in 2004 of steel portal frame construction with blockwork plinth walls, and steel profile cladding under a pitched steel profile roof, incorporating roof lights.

There are windows to the office/amenities accommodation at ground and first floor level, and to the rear elevation there are three large roller shutter loading doors giving access to workshop space which currently incorporates two large inspection pits which could easily be filled or covered to facilitate the use of the building as a warehouse or industrial unit.

Outside there is a reasonable concrete surfaced parking/loading apron. Adjacent to the building there is a further concrete surfaced yard forming an area up to 1 acre that is available with or without the building.

ACCOMMODATION:

Ground Floor

Workshop/

Warehouse 297.92 sq m 3,207 sq ft

Offices 99.23 sq m 1,068 sq ft

First Floor

Offices 99.23 sq m 1,068 sq ft

Total GIA 496.38 sq m 5,345 sq ft

All areas are approximate.

SERVICES: Mains water and electricity (3 phase) are connected. Drainage is via a communal septic tank. There is oil fired central heating to the office and amenity areas and an oil fired space heater to the workshop.

TENURE: Freehold

TERMS: The property is available by way of sale of the freehold interest with vacant possession, or a new Full Repairing and Insuring lease for a term of years to be agreed.

The workshop/warehouse, and additional yard area are available either together or separately. The adjoining Unit 10 (approx 6,000 sq ft) is also available.

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RATING:

Description: Workshop & Premises
Rateable Value : £17,250

EPC: Energy Performance rating D

PLANNING: B1 (general industrial) and B8 (storage). Prospective occupiers should address their planning enquiries to the local planning authority, Mid Devon District Council. **Tel: 01884 255255**

LEGAL COSTS: Each party is to bear their own legal and surveyors costs incurred in any transaction.

VIEWING & FURTHER INFORMATION:

Strictly by Prior Appointment
Through the Joint Sole Agents:

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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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