

# Distribution Premises

Unit 10 Greendale Business Park,

Woodbury Salterton, Exeter, Devon EX5 1EW

1,356 sq m (14,598 sq ft)



- Distribution unit formerly used by DPD
- Located on established estate
- 7.5m eaves height
- Available September 2017
- Flexible lease term
- Good access to national motorway network

### Location

The premises are on the Greendale Business Park, strategically located just 3.5 miles from Junction 30 of the M5 motorway and just 2 miles from Exeter International Airport. This location therefore gives easy access to Exeter City Centre and to the A30, A38 and A380 trunk roads.

The Greendale Business Park offers a range of on-site amenities and services including a café, diesel fuel station, weighbridge, vehicle wash, CCTV and site security in a landscaped environment. Other occupiers include Fedex, SITA, Weddel Swift, UK Mail and DHL. The premises have most recently been used as a parcel distribution depot and are available for occupation in September 2017.

### Description

The property comprises a mid-terraced high bay warehouse unit with a minimum eaves height of 7.5m and a pitch of 11.6m.

The accommodation is modern and clear of pillars.

Ground floor - Reception, offices, stores, staff kitchen, Gents WC. First floor kitchen / staff room, and offices.

Externally, to the front of the unit is a level concreted loading and unloading area with ample car and lorry parking spaces. Shared use of amenity area and communal yard area.

To the rear of the unit is a two storey section, which includes offices and staff welfare facilities. The first floor provides additional space and is used for offices.

### Accommodation

Description	Sq m	Sq ft
Warehouse	1,136	12,232
Offices	220	2,366
<b>Total</b>	<b>1,356</b>	<b>14,598</b>

### Services

Mains three phase electricity, water and drainage and telecoms are available to the property. We have not tested any of the service installations and any prospective occupier must satisfy themselves independently as to the state and condition of such items.

### Business Rates

Rateable Value = £53,500 (2017 Valuation List)

Rates Payable £25,626 per annum (2017 – 2018)

For further details of the rates payable, please contact the Business Rates Department at East Devon District Council (01395 516551).

### Tenure & Terms

A new full repairing and insuring lease is available for a term to be agreed. The quoting rental is £65,700 per annum.

### VAT

VAT is chargeable on the rent and service charge.

### Legal Costs

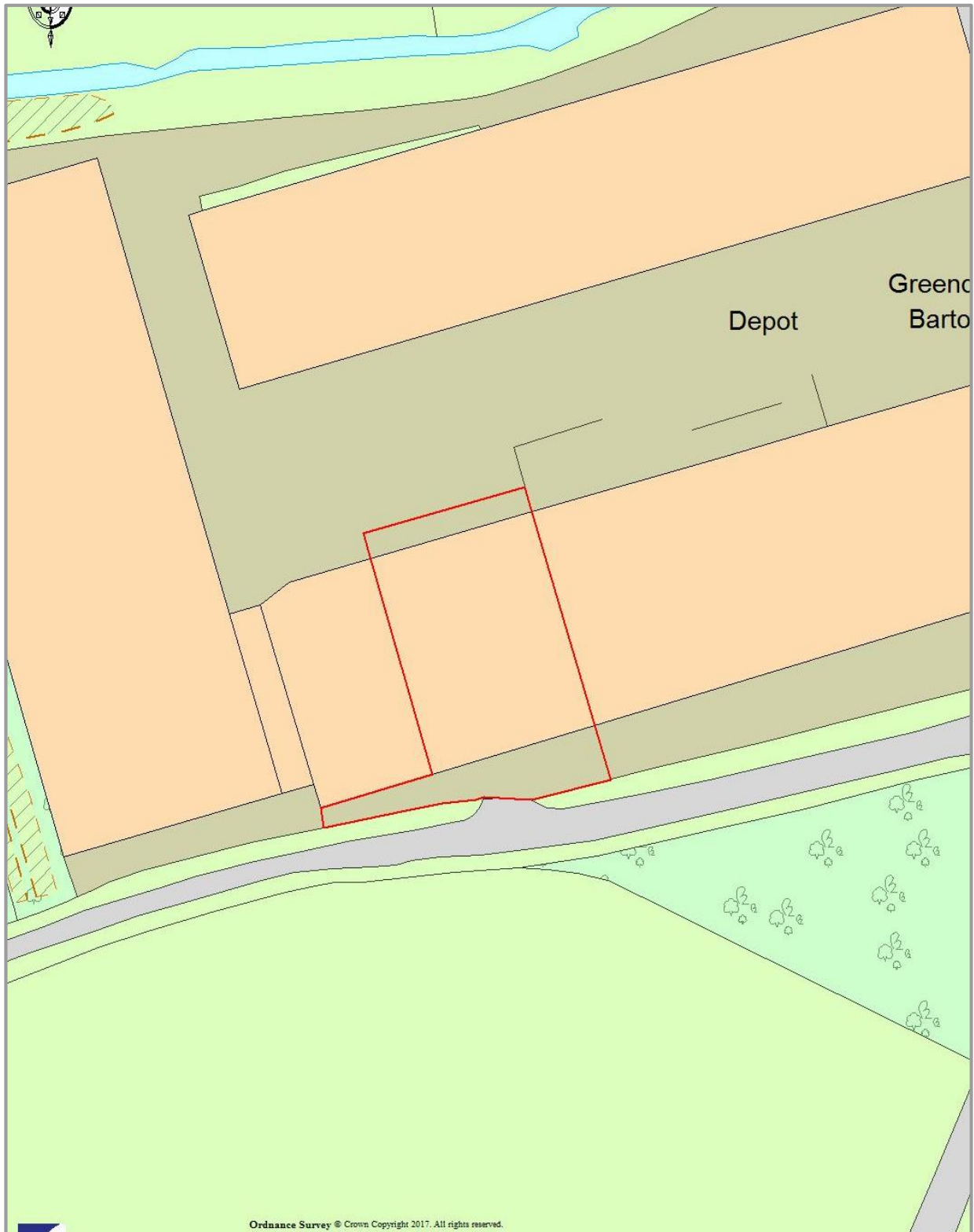
Each party to bear their own legal costs.

### Energy Performance Certificate (EPC)

EPC C 71.



## Site Plan





### Viewing & Further Information

Strictly by appointment with the joint agents:

#### Contact JLL:

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