

Compound

Greendale Business Park,

Woodbury Salterton, Exeter, Devon EX5 1EW

785 sq m (8,450sq ft)



- End terrace open secure storage yard
- Located on established estate
- Immediately available
- 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, Kier, AO, Royal Mail, DHL, UK Mail and Wales & West Utilities.

Description

The compound comprises of a secure open service yard.

- 1 x container unit
- 3x portacabins inc kitchen, offices and WC
- Gravel yard with part concrete surface
- Car parking on site
- Steel palisade fence and double gates

Accommodation

The property comprises the following approximate gross internal area measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
Open Storage	785	8,450

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.

Planning

The property has previously been used for open storage and temporary offices. Interested parties should make their own enquiries with the local planning authority East Devon District Council (Tel: 01395 516551).

Business Rates

Rateable Value is £12,750.

Tenure & Terms

A new full repairing and insuring lease is available for a term to be agreed. The quoting rental is £11,135 per annum (£1.31 per sq ft).

VAT

VAT is chargeable on the rent and service charge.

Legal Costs

Each party to bear their own legal costs involved in the letting.



Site Plan





Viewing & Further Information

Strictly by appointment with the joint agents:

Contact JLL:

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