



**To Let**

**£27,000 pax**

Unit 22 Hogsbrook, Greendale Business Park,  
Woodbury Salterton, Exeter, Devon EX5 1PY

Approx. 4,950 Sq Ft  
(459.90 Sq M)

# Summary

- Warehouse: Approx. 4,040 sq ft (375.33 sq m)
- Mezzanine: 910 sq ft (84.54 sq m)
- Rare opportunity to take commercial space at Greendale Business Park
- Good eaves height of approx. 4.77 m (to approx. 7.09 m apex)
- Other occupiers in the vicinity include Bishops Move, Capricorn Furnishing, Ainscough Crane Hire, Rocks Organic and Raceworld
- X2 electric loading doors
- Professionally managed estate with offices on site
- Available October 2023

## Location:

The property is located on Greendale Business Park which enjoys a strategic location, just 3.5 miles from junction 30 of the M5 motorway on the A3052 Exeter to Sidmouth road. The A30 dual carriageway is 5 miles to the north-west of the Park, and Exeter International Airport is 3.5 miles to the north. Exeter city centre lies 7 miles to the west.

Although the Business Park is conveniently sited for access to the busy hub of Exeter, its more rural setting, away from the city's busier roads, offers an easier, less congested commute to work. The Park is carefully landscaped to mirror the surrounding Devon countryside, making for a greener, more open working environment.

Other occupiers located at Greendale Business Park include Bishops Move, Capricorn Furnishing, Ainscough Crane Hire, Rocks Organic and also leisure occupiers Raceworld.

## Description:

The property consists of a good sized steel portal framed workshop/warehouse unit with steel sheet profile cladding. Within the premises there are office and staff welfare facilities plus mezzanine for additional storage. The property benefits from a min eaves height of approx. 4.77 m (to an apex of 7.09 m) and x2 electric roller shutter doors measuring 4.5 m x 4.8 m.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
<b>Warehouse Approx</b>	375.33	4,040
<b>Mezzanine</b>	84.54	910
<b>Total</b>	459.90	4,950

## Service charge:

An estate charge equal to 5% of the headline rent will be due.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

## Planning:

The premises benefits from E, B2 and B8 Use Classes. Please note, applicants whose trade is vehicle related will not be considered at this stage.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value £19,000, making the approximate Rates Payable £9,481 per annum for 2023/24.

Contact our team of business rates experts if you have a query about the rateable value of this property.

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## Terms:

The property is available by way of a full repairing and insuring lease on the following terms: -

- 5 year lease
- 3 year Tenants only break
- No rent free period

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

The property has been elected for VAT and therefore VAT will be charged on the rent.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

## CONTACT THE AGENT

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