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To Let

Rents from
£6.50 psf subject to
tenants status

Units at Hogsbrook, Greendale Business Park,
Woodbury Salterton, Exeter, Devon EX5 1PY

Units available from
2,750 sq ft to 9,268 Sq Ft
(255.48 – 861.03 Sq M)

Summary

- Flexible warehouse accommodation
- Approx. 9,268 sq ft (861.03 sq m) let as a whole
- Potential to be split into 3 smaller units from 2,750 sq ft subject to tenants occupiers requirements
- Rare opportunity to take commercial space at Greendale Business Park
- Good eaves height of approx. 4.77 m
- Other occupiers in the vicinity include Bishops Move, Ainscough Crane Hire, Rocks Organic and Raceworld
- Professionally managed estate with offices onsite

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.

Description:

The property consists of a good sized steel portal framed workshop/warehouse unit with steel sheet profile cladding. The property benefits from a min eaves height of approx. 4.77 m (to an apex of 7.09 m) and x3 electric roller shutter doors measuring approx. 4.5m x 4.8m.

The property has the potential to be split into 3 separate units (subject to tenants status and acceptable terms). Please enquire for further information.

Accommodation:

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

Approx	sq m	sq ft
Total	861	9,268

*The property could be split into separate units from approx. 2,750 sq ft subject to tenants status and rent on application.

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) we understand that the current Rateable Value is £30,000. Therefore making the approximate Rates Payable £14,970 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Legal fees:

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

VAT:

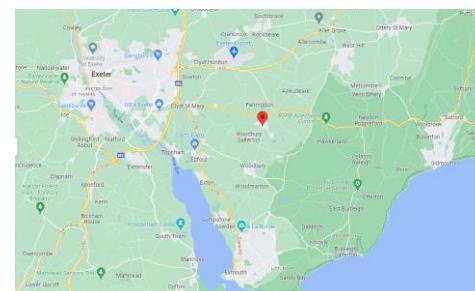
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

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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