

Warehouse
opportunity on
professionally
managed
business park

16



UNIT 16

Hogsbrook
Greendale Business Park
Woodbury Salterton
Exeter EX5 1PY

Ft2

2,750 - 9,268 sq ft

M2

255.48 - 861.03 sq m



Vickery Holman
Property Consultants



TO
LET

SPEC



Rare opportunity to take on commercial space at Greendale Business Park



Good eaves height of approx. 4.77m (to approx. 7.09m apex)



Other occupiers in the vicinity include Westexe Storage, Advanced Decking, Simba Materials, Pritchard Patent Product Co (Peco), All Metal Welding



Good sized forecourt / yard to the front of the property



Professionally managed estate with offices on site



On site security is provided day and night as well as CCTV across the park

ACCOMMODATION

Unit 16

M²

Ft²

Warehouse

861

9,268

Total

861

9,268

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. 4.5 m x 4.8 m.

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

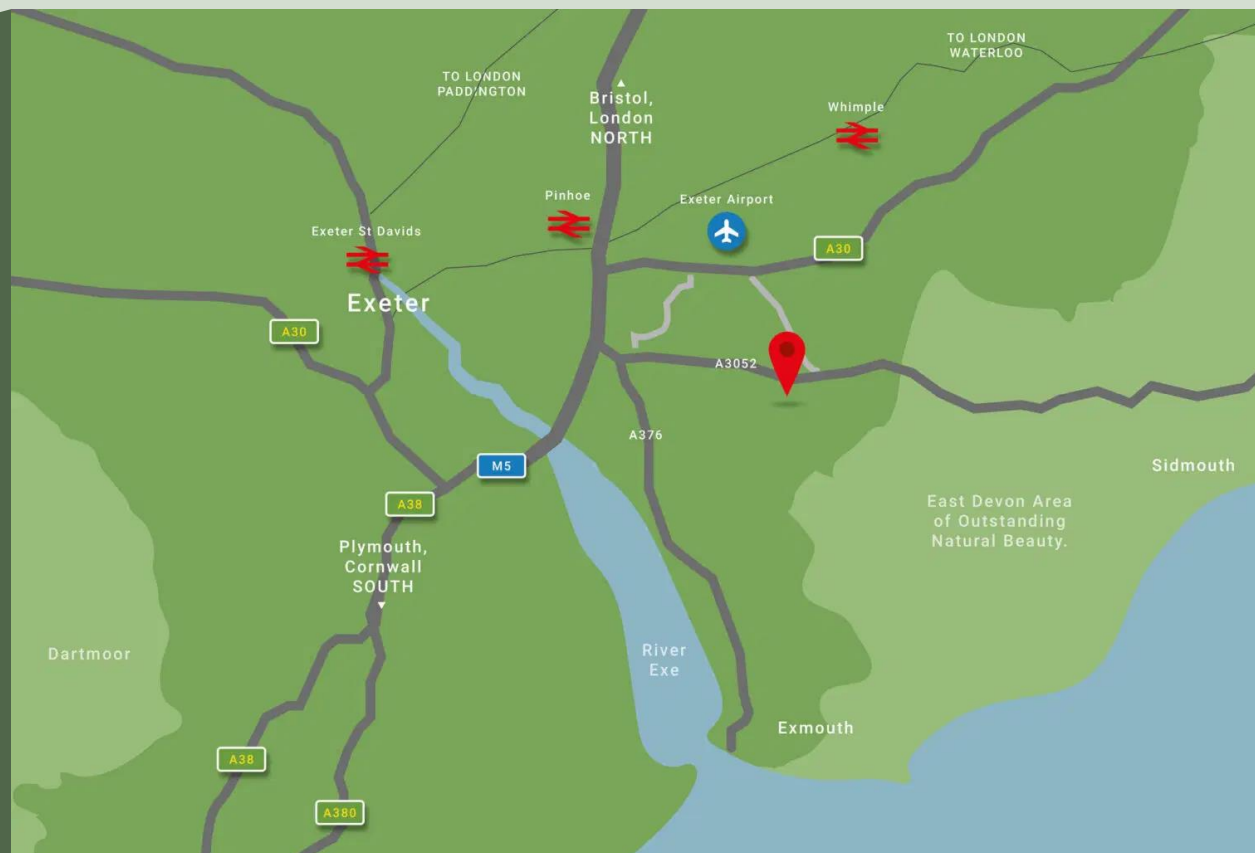


LOCATION

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.

More information regarding directions can be found on the Greendale Business Park Website:



STATS



We understand that mains electricity, water and drainage are connected to the property, however they have not been tested by the agents



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.



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



Each party is responsible for their own legal fees in relation to the transaction



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



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



ANTI – MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the landlord's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

CONTACT

For further information, please contact the joint sole marketing agents:



KATIE PURRINGTON

M: 07513 482451

katie.purrington@jll.com



ZACH MAIDEN

M: 07770 442592

zmaiden@vickeryholman.com

GREENDALE
BUSINESS PARK

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle Limited, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed £1000. September 2023.