

GREENDALE

BUSINESS PARK

Industrial unit on
professionally
managed business
park



UNIT 15

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



249 sq m



2,685 sq ft



TO
LET

SPEC



Rare opportunity to take on commercial space at Greendale Business Park.



Other occupiers in the vicinity include Westex Storage, DHL, FedEx, AO.com, Kier, Suez.



Close to Exeter, good connections to M5.

ACCOMMODATION

Unit 15

Warehouse

Total



2,685

2,685 sq ft



249

249 sq m

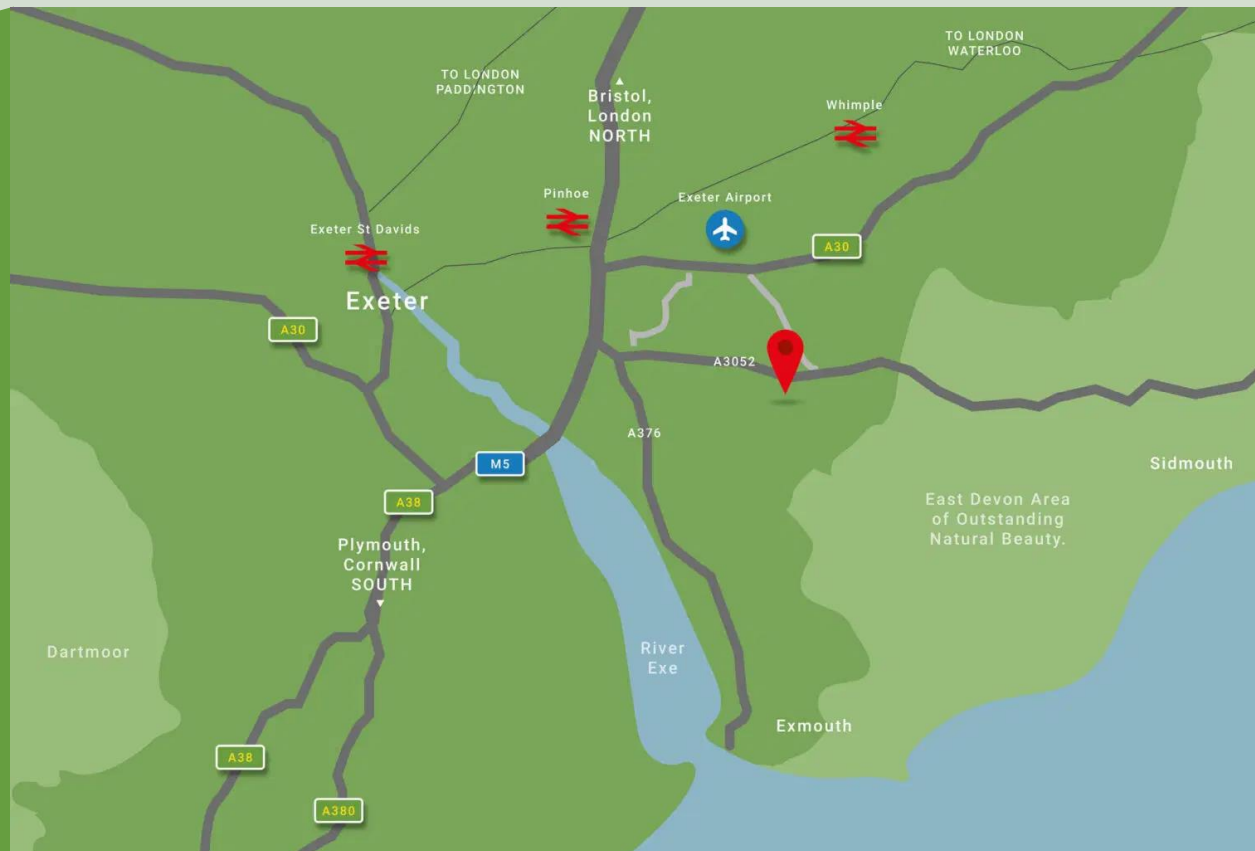


LOCATION

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



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



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



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



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. Aug 2024.