



Unit 2, The Old Sawmills, Hawkerland Road, Colaton
Raleigh, Sidmouth, Devon, EX10 0HP

**TO LET: £11,000
Per Annum**

**1,477 Sq Ft
(137.21 Sq M)**

Modern light industrial unit

Loading/unloading area and parking

Available on new lease, terms to be
agreed

Suitable for a variety of uses, subject to
consents

Location

Conveniently situated within an established industrial estate on the outskirts of the village of Colaton Raleigh, between the coastal towns of Exmouth and Sidmouth. Within 10 miles of the city of Exeter and the M5 Motorway Junctions 30 and 29.

Description

A modern light industrial unit constructed of steel portal frame with part brick facing elevations and part clad, and a insulated roof. The unit is accessed via a roller shutter door and pedestrian door and provides open plan industrial accommodation. There is loading/unloading area to the front as well as parking. The unit would suit a variety of uses subject to the necessary consents.

Accommodation

	Sq Ft	Sq M
Ground Floor	1,477	137.21
TOTAL	1,477	137.21

Tenure

Available by way of a new fully repairing and insuring lease for a term of 6 years at a guide rent of £11,000 per annum. Further terms by negotiation.

Rateable Value

The property has a rateable value of £10,000 pa. 100% business rates relief is available to qualifying businesses. Interested parties to contact the local authority to ascertain the rates payable.

Energy Performance Certificate (EPC)

A new EPC has been commissioned and will be made available.

VAT

The property is elected for VAT and therefore payable on the rent and service charge.

Legal Costs

Both parties to bear their own legal costs in the transaction.



Viewing by prior appointment with:

Zack Dennington
01392 202203
zack@sccexeter.co.uk



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