

# UNIT 2, GREENDALE BUSINESS PARK

EXETER, EX5 1EW



Sanderson  
Weatherall

TO LET - Substantial Warehouse Unit

# TO LET



## DESCRIPTION

The premises are a steel portal frame with concrete panel and composite steel clad walls and composite steel clad roof incorporating translucent roof lights. Full height loading area by the roller shutter door providing forklift access to the First floor Mezzanine.

To the east end of the first floor accommodation is a showroom/ office . This area benefits from a kitchen and WCs.

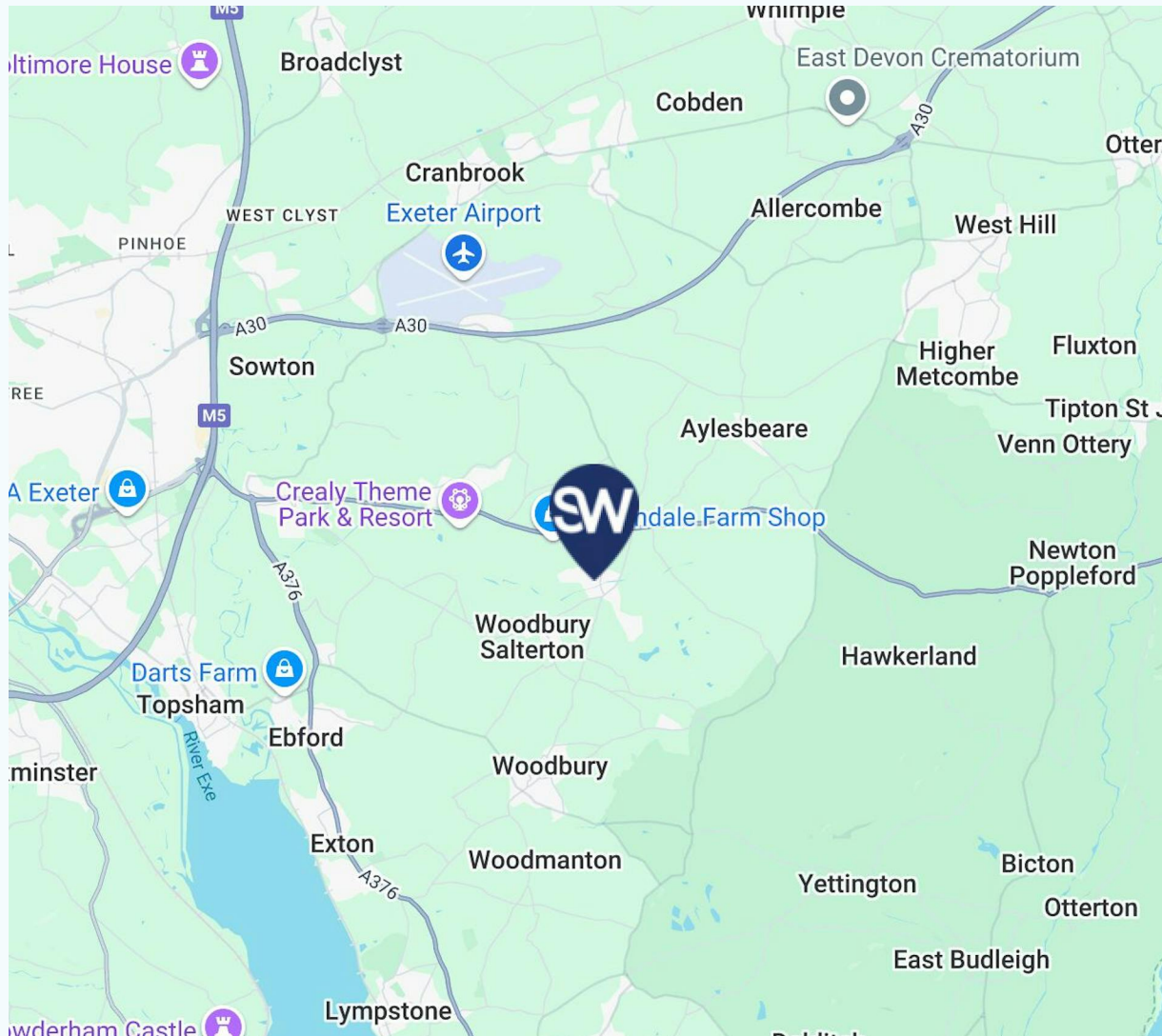
Externally, to the front of the unit is a level concreted loading and unloading area. To the far end is a shared Car Parking area with further parking to the rear of the building.

## KEY FEATURES

- Ground and mezzanine accommodation
- Lease to assign
- Passing rent -£180,000pax
- Situated close to J30 of M5
- Established, sought after business park
- Immediately available
- Suitable for warehouse and distribution operators.



# LOCATION



A substantial Warehouse / Industrial Premises on this well-established Business Park in a convenient location on the edge of Exeter just 3.5 miles from the M5 Motorway Junction 30, offering ease of access to the whole of Devon and Cornwall and the National Motorway network. The Greendale Business Park offers a range of on-site amenities and services including a café, diesel fuel station, weighbridge, vehicle wash, CCTV and site security in a landscaped environment.

Other occupiers include Fedex, SITA, Weddel Swift, UK Mail, DHL, May Gurney, Balfour Beatty, Original Style and Wales and West Utilities.

The Greendale Estate benefits from a range of on site facilities and amenities including superfast broadband, a Diesel Fuel Station, Vehicle Wash, and CCTV and Site Security.

# GALLERY



# ACCOMMODATION



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Name	sq ft	sq m	Availability
Ground	28,271	2,626.46	Available
Mezzanine	25,547	2,373.39	Available
<b>Total</b>	<b>53,818</b>	<b>4,999.85</b>	

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# MORE DETAILS



## RENT PASSING

£180,000 per annum

## BUSINESS RATES

Rateable Value: £161,000

Rates Payable: £87,906 per annum

## AVAILABILITY

Available Immediately

## EPC

C (73)

## LEASE

Assignment of the existing lease between R C Carter and R A B Carter and F W Carter and Sons and Pro-Direct Sport Limited - the lease is for a term of 6 years from 1st December 2020 - the Landlord may consider a new lease by separate negotiation.

## VAT and LEGAL FEES

VAT is Applicable / Each party to bear their own costs

## ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact



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