



**To Let**

**£25,500 pax**

Unit A, Milestone Business Park, Whimple,  
Exeter, Devon EX5 2QB

Approx. 2,143 Sq Ft  
(199.1 Sq M)

# Summary

- High specification light industrial unit to let
- Ground floor approx. 2,143 sq ft (199.10 sq m)
- Designated parking onsite
- May be suitable for a number of uses subject to planning
- Flexible accommodation
- Established business park with other occupiers including Roger Bray Restoration, Oliver Joseph Fitness and Select Car South West
- Immediately available

## Location:

Milestone Business Park is located on the edge of Whimple approx. 9 miles from Exeter and consists of a prominent roadside business park, home to a variety of businesses. The subject property is situated to the western-most part of the site benefitting from strong visibility from the roadside and a designated shared yard within the new build development site.

The location benefits from good transport links to Cranbrook, Skypark and Exeter Science Park via London Road that leads directly onto the A30 and M5 at junction 29. The village also benefits from Whimple train station that provides regular trains to London via the Waterloo line.

## Description:

The property consists of a new build light industrial premises in a prominent location on Milestone Business Park. The property benefits from a good eaves height of approx. 4.85 m (to 6.00 m at the apex), approx. 3.09 x 4.18 m roller shutter loading door, concrete floor and sky lights throughout. The property also benefits from w/c facilities already installed and ready for the ingoing tenant's fit out.

## Accommodation:

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

Ground Floor	sq m	sq ft
<b>Total</b>	199.10	2,143

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

## 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:

Awaited.

## Planning:

The property benefits from B1, B2 and B8 Use Class.

## Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

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

## Terms:

The unit is available on a full repairing and insuring basis on terms to be agreed.

Please note that auto trade and related businesses will not be considered at this current time.

## Legal fees:

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

## VAT:

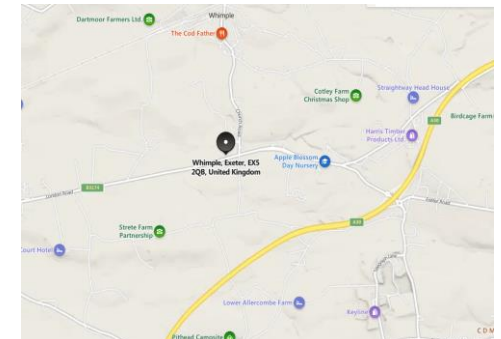
All figures quoted are exclusive of VAT if applicable.

## 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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