

PEPPER

Commercial

TO LET

WATER LANE HAVEN BANKS EXETER EX2 8BU



**OPEN STORAGE LAND
1.243 HECTARES (3.07 ACRES)**

01392 874209

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SITUATION & LOCATION

Haven Banks is an established mixed use area approximately 2km South of the City Centre. The location includes retail and leisure uses as well as residential and established employment operations.

The site is off Water Lane close to its junction with Willeys Avenue. The route gives access to the Southern side of the Canal Basin and runs through the mixed use area.

DESCRIPTION

The site comprises a broadly level section of land running alongside the railway that has access directly off Water Lane. It is an irregular shaped ownership running down to the former Severnside Waste Paper building in the South East corner and has no buildings. The area is surfaced and fenced around the majority of it's perimeter.

It has been used more recently for motor car storage by Vospers Motor Group, whose occupation ends in February 2018, and could be used for a variety of uses, subject to planning.

ACCOMMODATION

The site measures approximately 1.243 Hectares (3.07 Acres) The land is available as a whole, or consideration will be given to a part letting if preferred.

LEASE

The land is offered on a 3, 6 or 9-year term with 3 yearly reviews.

RENT

The ingoing rental to be £55,000 p.a. (equates to £17,915 per acre)

VAT

All figures quoted are plus VAT

LEGAL COSTS

Each party are to bear their own legal costs.

VIEWING

Via landlords Sole agents ref:

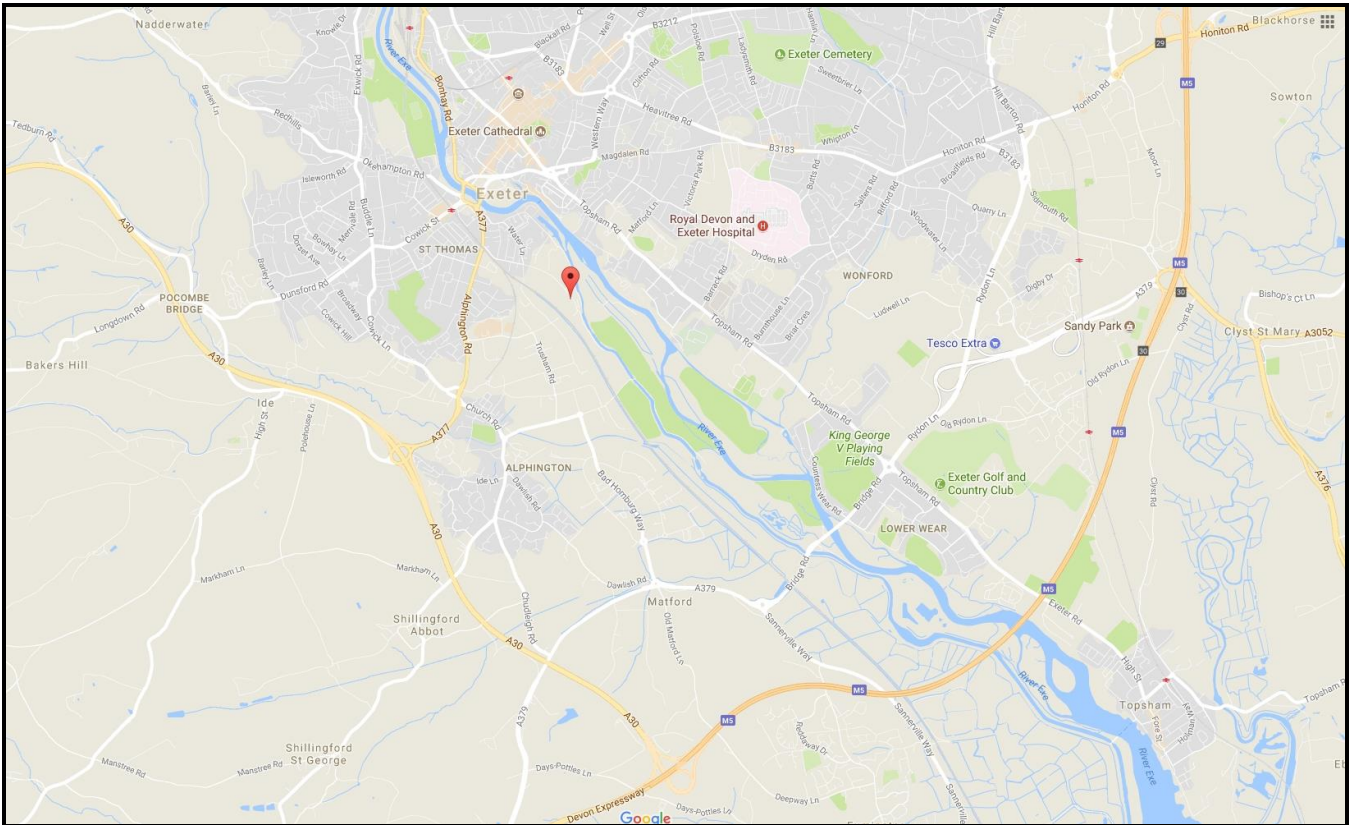
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