

PEPPER

Commercial

TO LET

SECURE OPEN STORAGE LAND WORKSHOP & STORE

Storage shed 532.38 sq.m. (5,730 sq.ft.)

Workshop 654.66 sq.m.(7,046 sq.ft.)

Former Saria Yard
Water Lane, Haven Banks
EXETER, DEVON
EX2 8DX



ENTIRE SITE AREA 1.28 acres (0.519 Hectares)
AVAILABLE IN SECTIONS

Ref 156

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Clyst St Mary, Exeter
EX5 1SA

www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The premises are well located in the Haven Banks area of the city which is some 2 km to the South of the City Centre. The location is an established mixed-use area and includes retail and leisure uses as well as residential and established employment operations. The location is off Water Lane, the principal thoroughfare, close to its junction with Willey Avenue, the route gives access to the Southern side of the canal basin.

The premises comprise part of a larger land holding, with adjoining storage land to the rear currently used as open car storage and in separate occupation. The entire area is under one principle ownership and is zoned for future mixed development, further details are available at www.waterlaneexeter.co.uk The accommodation is offered on a short flexible basis until the site has a valid planning consent the current status of which is available via the landlords agents. The accommodation is laid out as large, surfaced yard with HGV Vehicle workshop and adjoining storage building. The site is fenced with some concrete / tarmac and compacted hardcore surface and secure entrance gates to the front.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:

	Imperial	Metric
Workshop Depth	59'4"	18.09 m
Workshop Width	98'8"	30.07 m
Mezzanine	1,191 sq.ft.	110.7 sq.m.
TOTAL	7,046 sq.ft.	654.66 sq.m.
Storage Unit depth	47'10"	14.59 m
Storage Unit Width	119'9"	36.49 m.
TOTAL	5,730 sq.ft.	532.38 sq.m.

DESCRIPTION

1. STORAGE UNIT

Of basic steel frame construction with corrugated sheet roof and timber elevations. Several vehicle openings, sub metered services and shared WC in the adjoining Worksop.

2. HGV WORKSHOP

Steel frame building with brick elevations, 4 Full height sliding shutter doors, 4 vehicle maintenance pits, Corrugated sheet roof with translucent panels. WC, Shower & office / stores area. Sub metered services

3. SITE EDGED BLUE ON FRONT PLAN

A level fenced surfaced & gated compound, of 2331.07 sq.m. (25,090 sq.ft.) available separately or in combination with part or all the undercover space.

RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value:

Rates payable: (x 49.9 p 2022/23)

YOU ARE ADVISED TO CHECK

A separate Rateable Assessment has yet to be applied.

LEASE

A new 2-year lease is available or longer with breaks

SECURITY OF TENURE

The lease is to be excluded from the security of Tenure Provisions of The Landlord & Tenant Act 1954 Pt II

VIEWING

Strictly by prior appointment only with the Joint sole agent, for the attention of Adam Parsons 07808 473248

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed with a ...Energy Rating

LEGAL COSTS

Each party are to bear their own legal cost in any transaction.

VAT

All figures are plus VAT

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RENT

- 1. WORKSHOP**
£30,000 p.a. (£4.25 p.s.f.)
- 2. STORAGE UNIT**
£20,000 p.a. (£3.49 p.s.f.)
- 3. SITE EDGED BLUE ON FRONT PLAN**
£30,000 p.a. (£1.20 p.s.f.)

VIEWING

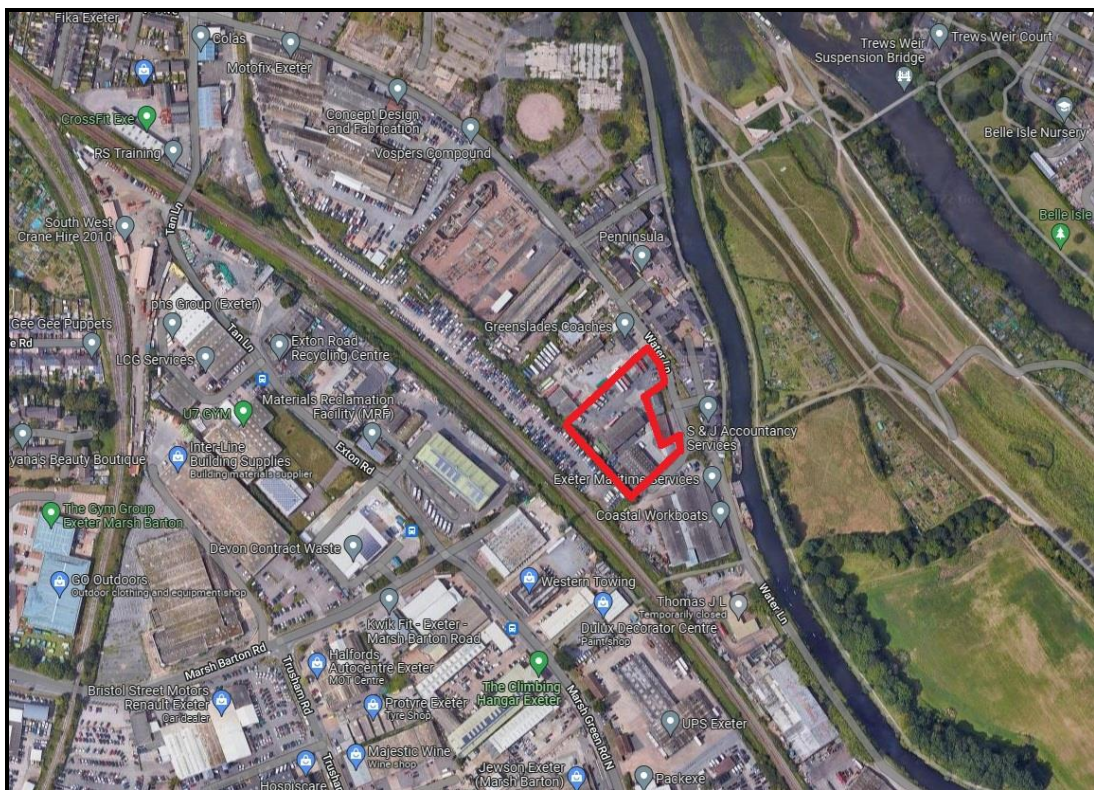
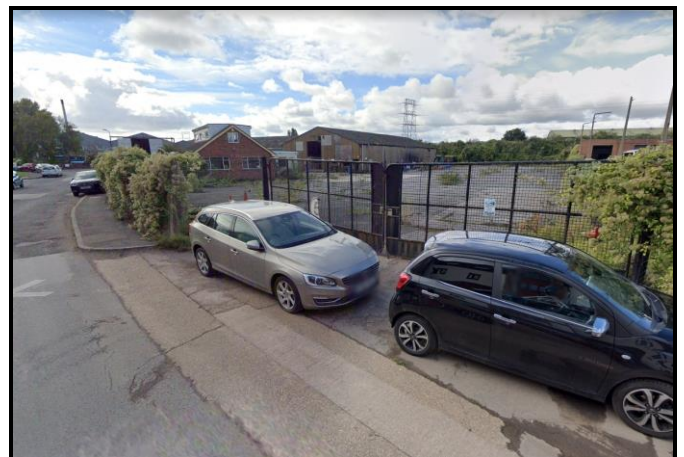
Via Landlords Agents

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ap@peppercommercial.co.uk

Adam Parsons 07808 473248



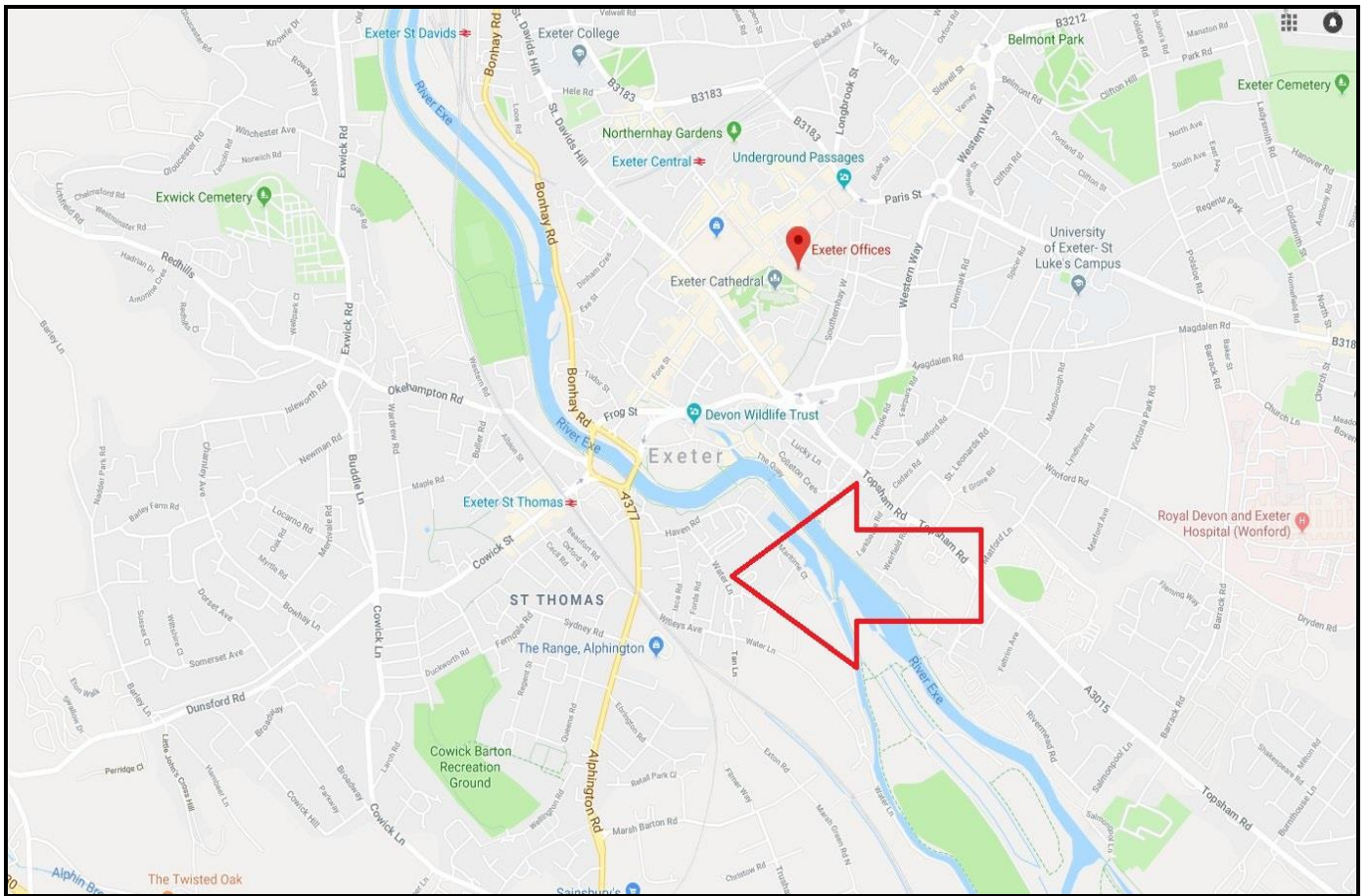
FOR IDENTIFICATION ONLY

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