

# FOR SALE

### INDUSTRIAL WAREHOUSE UNIT

Approximately 69.15 sq.m. (744 sq.ft.)

UNIT B3 FLIGHTWAY BUSINESS PARK
DUNKESWELL
HONITON
EX14 4PF



**Ref 167** 

01392 874209



#### Com<u>mercial</u>

#### SITUATION AND DESCRIPTION

The property forms part of the now well established Dunkeswell Business Park, just outside the village of Dunkeswell, approximately 6 miles North of Honiton. The M5 motorway is accessed at junction 28 (Cullompton) or at junction 26 (Wellington)

The property comprises a mid-terraced steel portal framed warehouse / business unit. The roof is apexed and covered with profile sheet steel and incorporates translucent panels. The elevations are fully clad with the front incorporating a full height vehicle access door and separate pedestrian access. Internally there is a single office and disabled WC cubicle, the present owner has installed a mezzanine level with pallet racking which may be available subject to separate negotiation.

#### ACCOMMODATION

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

	Metric	Imperial
Unit depth	11.94 m.	39'2"
Unit width	5.79 m.	19'
TOTAL	69.15 m <sup>2</sup>	744 ft2

#### TO BUY

The freehold is available for £85,000 this includes the racking shown.

#### **SERVICES**

All mains' services are available except gas.

#### **ENERGY PERFORMANCE CERTIFICATE**

The property has been assessed a with a D (93) rating.

#### **LEGAL COSTS**

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

#### VAT

We are informed that VAT is not payable **YOU ARE ADVISED TO CHECK** 

#### SERVICE CHARGE

There is an annual service charge for the maintenance of the entire estate including roads and communal areas. The charge for the year ending December 2024 was £360.00.

#### RATES

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

Rateable Value: £6,500

Rates payable: The VOA web site states that if this is your only business property you will not pay business rates <a href="https://www.gov.uk/apply-for-business-rate-relief/small-business-">www.gov.uk/apply-for-business-rate-relief/small-business-</a>

rate-relief YOU ARE ADVISED TO CHECK





#### **VIEWING**

Strictly by prior appointment only with the sole agent, for the attention of **Adam Parsons** 

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