

# For Sale/To Let

## SECURE PART CONCRETED YARD IN A CONVENIENT CENTRAL LOCATION

Approximately 0.83 of an acre

COFTON ROAD/SILVERTON ROAD  
MATFORD BUSINESS PARK  
EXETER



An opportunity to acquire the freehold or a lease of up to 3 years of this conveniently located yard/outside storage area on the sought after Matford Business Park with ease of access to the City and all main trunk routes.

**ALL ENQUIRIES**

Tel: 01392 201748  
Email: [commercial@drewpearce.co.uk](mailto:commercial@drewpearce.co.uk)

**drewpearce** 

Chartered Surveyors and Estate Agents

The premises occupy an accessible location with access from Cofton Road and Silverton Road just off Bad Homberg Way, the main thoroughfare into the Matford Business Park. The city centre is approximately 3 miles distance with excellent access to junctions 29 and 30 of the M5 and the A38/A380 and the A30/A303 dual carriageways. A main line railway station is provided at Exeter St. David's with regular trains to London (Paddington). Exeter Airport is approximately 5 miles distant.

Exeter is the capital city and county town of Devon and has firmly established a reputation of being the commercial centre for the South West. The City has a population of approximately 110,000 with a drive to work population of some 480,000 within a 45 minute catchment area. The city has a comprehensive range of retail facilities which have been boosted with the opening of the new Princesshay Shopping Centre.

The property comprises a substantial part concreted yard area with secure fencing to two boundaries and a brick wall to the road. The property would ideally suit a business seeking secure storage for plant machinery, vehicles etc and has services available for a porta-cabin should this be required.

#### ACCOMODATION

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

The site benefits from a shared entrance off of Cofton Road via a secure gated entrance shared with the adjoining building. It also has an entrance from Silverton Road via the turning/parking area. The site is level and concreted in part with secure fencing to 2 sides with a brick wall to Cofton Road.

An additional secure fence with entrance gates will be provided to the front of the site to separate it from the adjoining occupier.



#### SALE/LEASE

The owner will consider a sale of the freehold or a new lease of up to 3 years contracted outside of the Landlord and Tenant Act.

Property ref: 60-2869

#### PRICE/RENT

£275,000 for the freehold or  
£25,500 pax for a new lease

#### PLANNING

The site has development potential subject to the necessary consents.

#### RATES

Interested parties should make their own enquiries with Exeter City Council Business Rates Department telephone (01392) 265635.

#### LEGAL COSTS

The tenant/purchaser to be responsible for a contribution of £450 plus VAT towards the landlord's properly incurred legal costs involved in this transaction.

#### SERVICES

We understand that the mains water, drainage and electricity are available to the edge of the site.

#### VIEWING

Strictly by prior appointment with the landlord's joint sole agents for the attention of John Daborn or Michael Henderson.



**01392 201748**

Email: [commercial@drewpearce.co.uk](mailto:commercial@drewpearce.co.uk)

OR

**Aaron Fox**

For the attention of Tony Noon  
01392 204303: [tn@aaaronfox.co.uk](mailto:tn@aaaronfox.co.uk)

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