

TO LET

MODERN LIGHT INDUSTRIAL UNIT

Approximately 160.71m² (1,730 ft²)
Plus a mezzanine floor of some 93 sq.m (1,000 sq.ft) if required

**Unit B Reme Drive
Heathpark Industrial Estate
HONITON**



This modern light industrial unit forms one of a terrace on the popular Heathpark Industrial estate on the outskirts of the market town of Honiton. The unit would suit a variety of potential users, and can include a mezzanine floor if required.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

The premises are located in Reme Drive on the rapidly expanding Heathpark Industrial Estate, which is situated to the west of the town. The Heathpark estate has seen substantial growth over the last 4 years with the development of the latest phase of Heathpark providing a mixture of local and regional occupiers for industrial, distribution and trade counter uses with a recent retail scheme at the entrance.

The estate is very accessible with ease of access to the recently improved A30 dual carriageway to Exeter linking with the A38 to Plymouth and the A30 extension into Cornwall and the M5 motorway providing access to the national motorway network. Honiton is a busy market town set in delightful countryside with a good resident population approaching 8,500 and a substantial drive to work population covering a large part of East Devon and incorporating Exeter and its environs, which have also seen substantial growth including the relocation of the Meteorological Office from Bracknell.

In addition, if a tenant required the additional floor space provided by a mezzanine floor, the landlord would arrange to have this installed either prior to occupation, or within an agreed timescale into the lease for an additional rent payment. Further details are available on request.

The unit is of a useful size and would suit a variety of users, subject to the usual consents.

ACCOMMODATION

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

Workshop 18.25m x 8.81m (59'10" x 29'1") max

The unit is accessed from the forecourt and parking area via either a metal sliding door providing good vehicular access plus a glazed pedestrian door. The unit has ample translucent roof lights providing good natural light. Concrete floor.



Cloakroom

Low level W/C suite with wash hand basin and electric over sink water heater.

EXTERNALLY

To the front of the building is a loading and unloading area with 3 reserved car parking spaces.

RENT

£9,250 pax for a 3 or 6 year full repairing and insuring lease with 3 yearly rent reviews.

An additional rent of £3,500 pax would be sought if a mezzanine floor of approximately 93 sq.m (1,000 sq.ft) were required. This will be subject to agreement on the specification etc. Full details are available on request.

SERVICES

Mains water, drainage and electricity including 3 phase are available.

LEGAL COSTS

A contribution of £450 plus VAT will be required towards the landlords properly incurred legal costs.

BUSINESS RATES

Rateable Value £6,800

VIEWING

Strictly by prior appointment only with the lessor's sole agents Drew Pearce for the attention of John Daborn or Mike Henderson.

drewpearce
Chartered Surveyors and Estate Agents

Tel: 01392 20 1748

Email: commercial@drewpearce.co.uk

Ref No – 60/2873

Drew Pearce, 14 Cathedral Close, Exeter, Devon EX1 1HA Tel: 01392 20 1748 Fax: 01392 20 5009
Email: commercial@drewpearce.co.uk www.drewpearce.co.uk

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.
Floorplan For Illustrative Purposes Only. Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.