

TO LET

LIGHT INDUSTRIAL/WORKSHOP PREMISES WITH STORES AND OFFICES

Approximately 394m² (4245 ft²) - On a site of 0.32 of an acre

Westwood Smithy

Near Broadclyst

EXETER

Devon



An opportunity to acquire a new lease of premises suitable for use as a vehicle workshop.

ALL ENQUIRIES

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Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

The premises are situated in an attractive location approximately 3 miles north east of Broadclyst in East Devon. Exeter is approximately 6 miles away. Exeter is the capital city and county town of Devon and has firmly established a reputation of being the commercial centre of 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 two buildings: a substantial commercial workshop premises constructed of steel frame with sheet corrugated asbestos roof and cladding and a store/office building of brick and tile.

Workshop 315 sq.m (3390 ft²)
With part mezzanine storage; spray booth, 3 vehicle lifts and inspection pit.

Store/Office
Show Room 10.6 sq.m (114 ft²)
Office 14.7 sq.m (158 ft²)

Store/Garage 54.1sq.m (582 ft²)
Plus kitchenette and WC

LEASE

The premises are available by way of a new flexible lease on full repairing and insuring terms.

RENT

On application

RATES

For up to date details of Rates Payable contact East Devon District Council on 01395 516551

LEGAL COSTS

Both parties will be responsible for their own legal fees in this transaction.

SERVICES

We understand that mains electricity and water are connected to the site. Septic tank drainage is shared with adjoining property. Oil fired space heating to the workshop and central heating to the offices.

VIEWING

Strictly by prior appointment with the landlord's sole agents for the attention of Mike Henderson or Martin Woodhead.



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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.

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