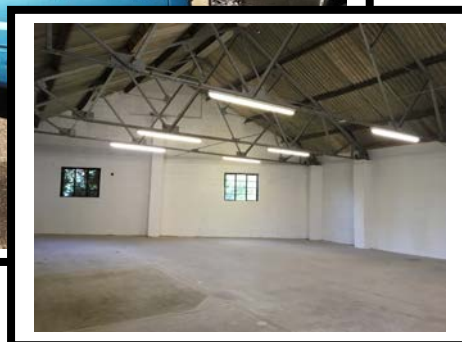


EXETER

WAREHOUSE/INDUSTRIAL

TO LET

3,389 FT² / 314.89 M²



**UNIT 5A
107 SUMMERWAY
PINHOE, EXETER, EX4 8DP**

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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LOCATION

Pinhoe is located approximately two miles to the north east of Exeter City Centre, and forms a largely residential district. There is a stock of commercial/industrial property within the immediate neighbourhood. Road access is good, the North Eastern Ring Road providing direct access to the M5 Motorway at Junction 29. The property is located off Summerway, adjacent to the Pinhoe Industrial Estate, and forms part of a courtyard development with communal access yard and parking.

DESCRIPTION

The property comprises a warehouse/workshop building situated in the popular Pinhoe area of Exeter. The building is of blockwork/steel frame construction beneath a corrugated cement roof. The property is arranged as a large warehouse element, plus two offices, kitchen and male and female WC facilities.

The property has a steel roller shutter door, and benefits from on-site car parking spaces adjacent to the entrance within the communal yard. The minimum eaves height within the main building is 10 ft 8 in (3.26 m).

PLANNING

The property benefits from a planning consent granted in 1996 for B1 Business and B8 Storage & Distribution uses. Interested parties should make their own enquiries of the Planning Department of Exeter City Council on 01392 277888.

FLOOR AREAS

Warehouse Total Gross Internal Floor Area (including offices and staff accommodation)	3,389 ft²	(314.89 m²)
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LEASE TERMS & RENT

The property is available to let on a new full repairing and insuring sublease for a term to be agreed, at a commencing rent of £13,500 per annum exclusive. No VAT is payable on the rent.

RATES & ENERGY PERFORMANCE

Information from the Valuation Office Agency Website confirms that the building is assessed for Business Rates under the 2017 Rating List as Follows:

Warehouse & Premises	Rateable Value	RVE11,500
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For details of rates payable please contact Exeter City Council Business Rates department.
(Small Business Relief may apply depending upon tenants' circumstances.)

Energy Performance Certificate – **APPLIED FOR**

LEGAL COSTS

The parties shall be responsible for their own legal costs incurred in connection with the transaction.

FURTHER INFORMATION AND VIEWING

Please contact: **Hatfield White**
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