

GREENDALE

BUSINESS PARK

Secure storage opportunity on professionally managed business park



COMPOUND

Greendale Business Park, Woodbury Salterton Exeter EX5 1PY

33

1.34 acres

58,570 sq ft



TO
LET

SPEC



Rare opportunity to take on commercial space at Greendale Business Park



Open storage yard with office accommodation and designated car park



Other occupiers in the vicinity include Westexe Storage, DHL, FedEx AO.com, Kier, Suez



Close to Exeter, good connections to M5

ACCOMMODATION

Compound 33



Site

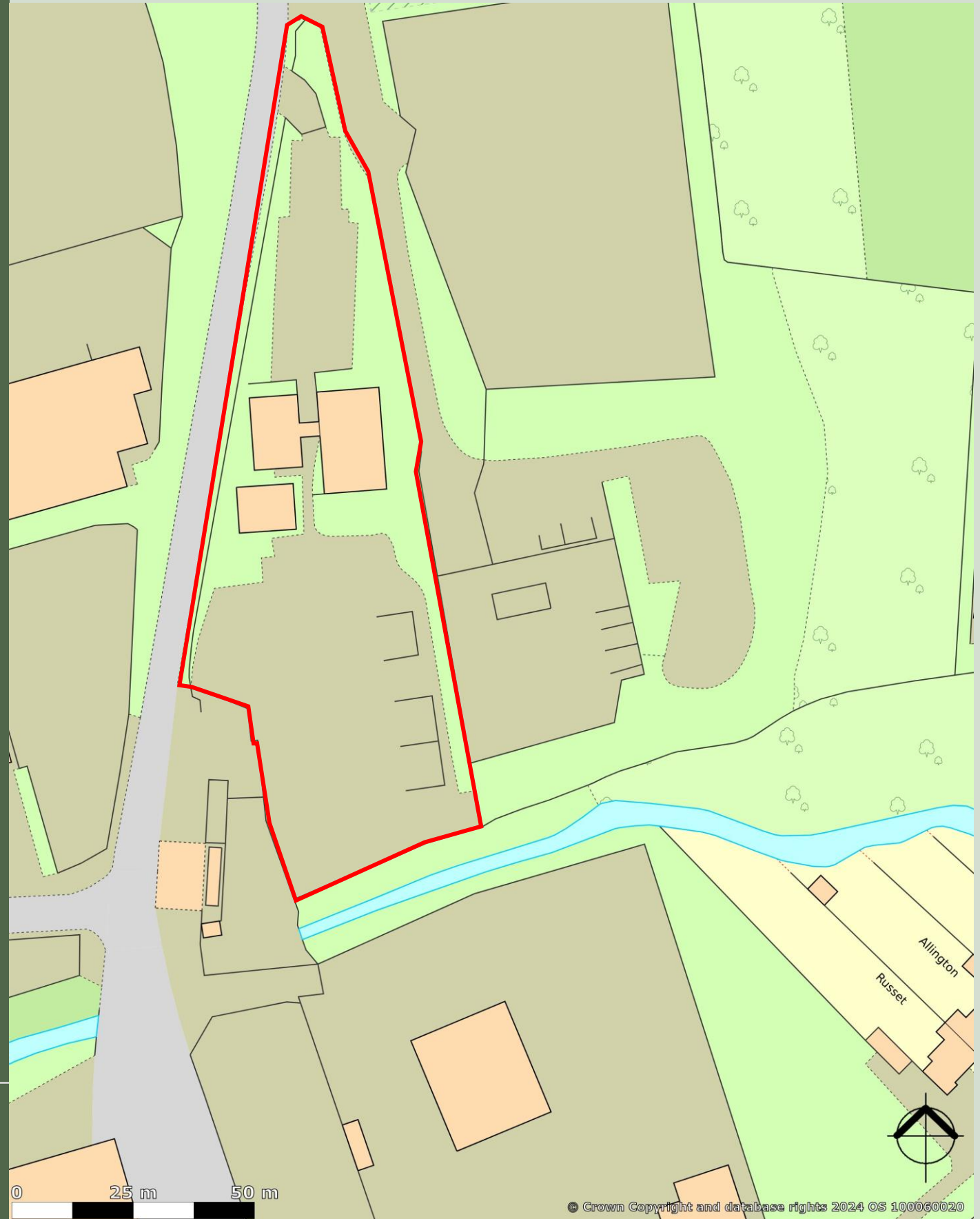
58,570

1.34

Total

58,570 sq ft

1.34 acres



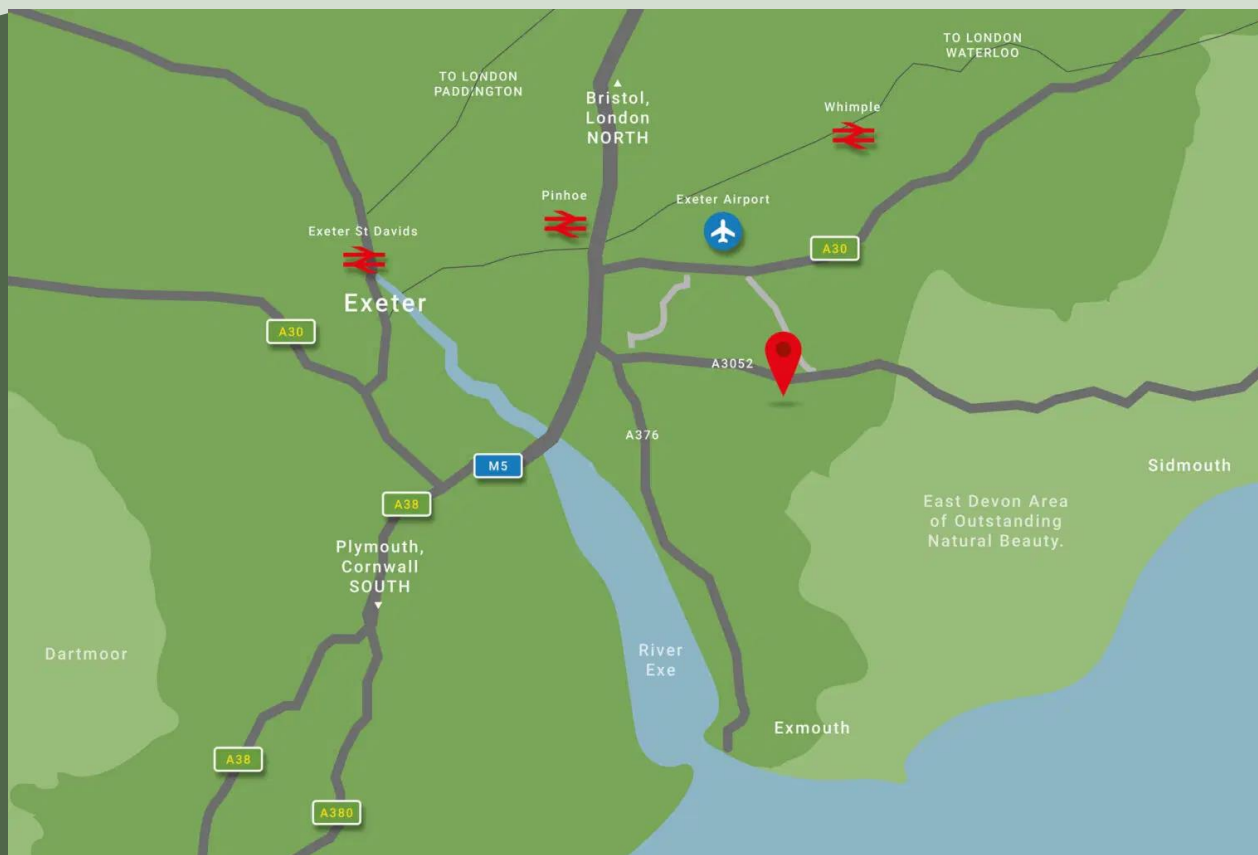
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LOCATION

The property is located on Greendale Business Park which enjoys a strategic location, just 3.5 miles from junction 30 of the M5 motorway on the A3052 Exeter to Sidmouth road. The A30 dual carriageway is 5 miles to the north-west of the Park, and Exeter International Airport is 3.5 miles to the north. Exeter city centre lies 7 miles to the west.

Although the Business Park is conveniently sited for access to the busy hub of Exeter, its more rural setting, away from the city's busier roads, offers an easier, less congested commute to work. The Park is carefully landscaped to mirror the surrounding Devon countryside, making for a greener, more open working environment.

More information regarding directions can be found on the Greendale Business Park Website:



STATS



We understand that mains electricity, water and drainage are connected to the property, however they have not been tested by the agents



The property is available by way of a full repairing and insuring lease on terms to be agreed



Each party is responsible for their own legal fees in relation to the transaction



The property has been elected for VAT and therefore VAT will be charged on the rent



An estate charge equal to 5% of the headline rent will be due



On site security is provided day and night as well as CCTV across the park



ANTI - MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the landlord's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

CONTACT

For further information, please contact the joint sole marketing agents:



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