

# GREENDALE

BUSINESS PARK

Warehouse  
opportunity on  
professionally  
managed  
business park



# UNIT 38A

Greendale Business Park, Woodbury Salterton Exeter EX5 1EW

Ft<sup>2</sup>

9,000 sq ft

M<sup>2</sup>

836 sq m



Vickery Holman  
Property Consultants



TO  
LET

# SPEC



Rare opportunity to take on commercial space at Greendale Business Park



Good eaves height of approx. 6.3 m (to approx. 10.1 m apex)



Other occupiers in the vicinity include Bishops Move, Capricorn Furnishing, Ainscough Crane Hire, Rocks Organic and Raceworld



There is ample parking to the front of the property and also benefits from 3-phase power



Professionally managed estate with offices on site

# ACCOMMODATION

Unit 38 A	M <sup>2</sup>	Ft <sup>2</sup>
Warehouse	836.1	9,000
<b>Total</b>	<b>836.1</b>	<b>9,000</b>

# DESCRIPTION

The property consists of a good sized steel portal framed warehouse premises with steel sheet cladding. The property benefits from x2 electric roller shutter loading doors measuring approx. 4.7 m x 5.12 m and approx. 6.3 m eaves to the station (with an apex measuring approx. 10.1 m). There is ample parking to the front of the property and also benefits from 3-phase power'. (5.65 m). There is 3-phase power to the warehouse.

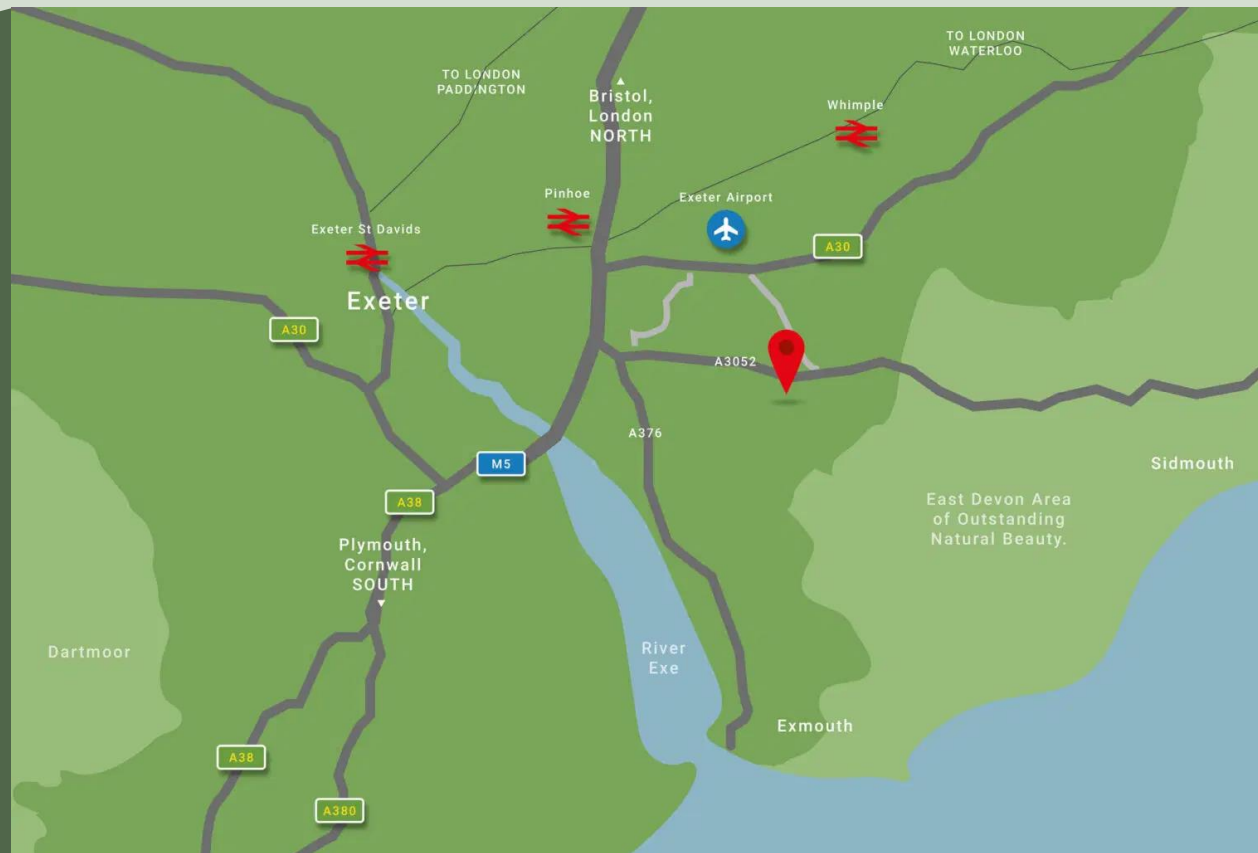


# LOCATION

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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