

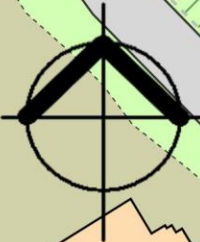


**TO LET**

# DEVELOPMENT OR OPEN STORAGE FORMER ROMAN HOUSE

Chancel Lane, Exeter, EX4 8JT

Serviced Site - Available in whole or Part  
0.94 acres (0.39 ha)





# Key Details

## Location

The site is located off Chancel Lane, Pinhoe. It benefits from excellent road links to M5 & A30 and is located close to amenities. Pinhoe railway station is within walking distance.

## Description

The site was previously an office building known as Roman House. The building has been demolished to provide a serviced and secure open storage site with compacted hardcore base and tarmac to the former car parks.

Available in whole or split as shown below.

Area	Acres	Hectares
Main Site	0.74	0.30
Overflow Car Park	0.20	0.08
<b>TOTAL</b>	<b>0.94</b>	<b>0.38</b>

## Open Storage Lease Terms

New lease available direct from the landlord for a term to be agreed. The quoting rent is £62,000 per annum exclusive for the whole site.

## Development Lease Terms

Market terms offered, subject to occupier requirements and lease terms. Redevelopment will be subject to planning.

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
**Endeavour House**  
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