



ROCKBEARE QUARRY

**AVAILABLE NOW**

**ROCKBEARE QUARRY, EXETER, EX5 2HB**

**TO LET**

**PHASE ONE – FOUR INDUSTRIAL UNITS FROM  
12,063 – 50,974 SQFT (1,120 – 4,736 SQM)**



# Summary

Rockbeare Quarry extends to circa 9.6 acres and is set in a former quarry. The site is well located in Exeter within close proximity to the A30 and M5 that provide access towards Bournemouth, Southampton, London and Bristol. The developer, MCR Property Group is passionate about creating a high quality business environment which meets modern occupational requirements.

The site will offer 4 self-contained units within one large block, each benefiting from their own access and yard space. The units will extend from 12,063 to 14,595 sq ft and offer the potential for mezzanine space, subject to tenant's requirements. Eaves heights will extend to 11.5m. The site is likely to appeal to industrial, warehousing, distribution and manufacturing occupiers.

# Opportunity

Rockbeare Quarry provides an opportunity for prospective tenants to rent units individually or combined. New leases will be formed on a full repairing and insuring basis. A low management charge will be levied on a unit by unit basis to cover the maintenance and management of all common areas and services.



- **INTERNAL EAVES HEIGHT OF 11.5M GIVING POTENTIAL FOR 2 LEVELS OF MEZZANINE**

- **MODERN INDUSTRIAL UNITS OF STEEL PORTAL FRAME CONSTRUCTION.**

- **ELECTRIC ROLLER SHUTTER DOORS PROVIDING HGV ACCESS**

- **REINFORCED CONCRETE YARD AND LOADING AREAS WITH ALLOCATED PARKING TO EACH UNIT**

- **10% MINIMUM ROOFLIGHT PROVISION**

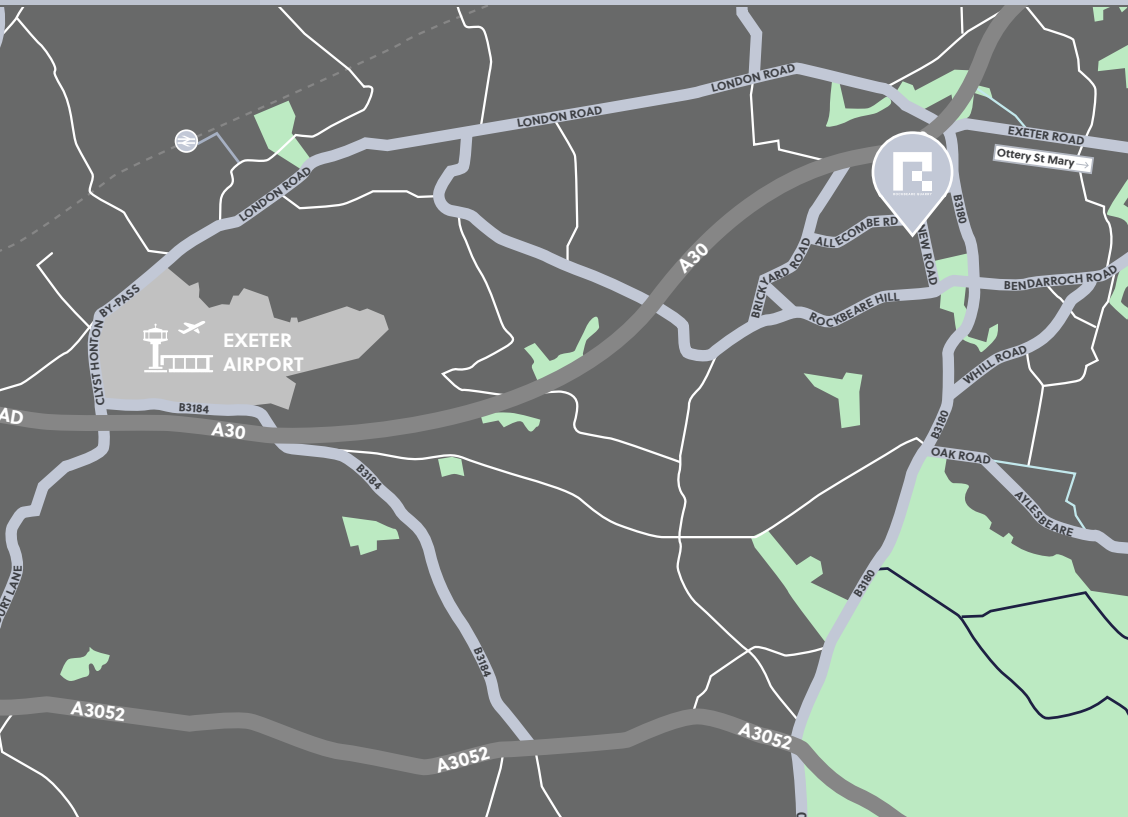
- **CONCRETE FLOOR SLAB WITH POWER FLOAT CONCRETE AND INDUSTRY STANDARD FLOOR LOADING OF 50kn/n<sup>2</sup>**

- **FACTORY ENGINEERED COMPOSITE CLADDING**

- **HIGH SPECIFICATION DOORS AND WINDOWS**

# Connectivity

The A30 to the north of the site provides access to the M5 at Junction 29 that is situated 7 miles (8 minutes) to the west, providing easy access to Exeter and the wider UK motorway network.



## The Location

Rockbear Quarry is located in the heart of south west England in the county of East Devon, the property is located 10.5 miles (16.8km) east of Exeter and 72 miles (115km) south west of Bristol city centre.

Rockbear Quarry is situated on New Road between Allercombe and West Hill, 0.7 miles (1.12 km) south of the A30.

The property is surrounded by a variety of industrial uses in the immediate vicinity. A host of local amenities can be found in the nearby historic town of Ottery St Mary, which provides both independent and national shops, pubs, restaurants and a Sainsbury's supermarket.

# Schedule of Accommodation Phase One

UNIT	SQFT	SQM	YARD SPACE	RENT PSF
1	14,595	1,355	0.33 acres	£8.50 psf
2	12,073	1,121	0.27 acres	£8.50 psf
3	12,063	1,120	0.27 acres	£8.50 psf
4 (Under Offer)	12,243	1,137	0.28 acres	£8.50 psf
<b>TOTAL</b>	<b>50,974</b>	<b>4,733</b>		

## Key Features



24hr  
Access



Floor Loading  
50kn



Parking  
Available



HGV Loading  
Doors



Efficient  
Layouts



Eaves Height  
11.5m

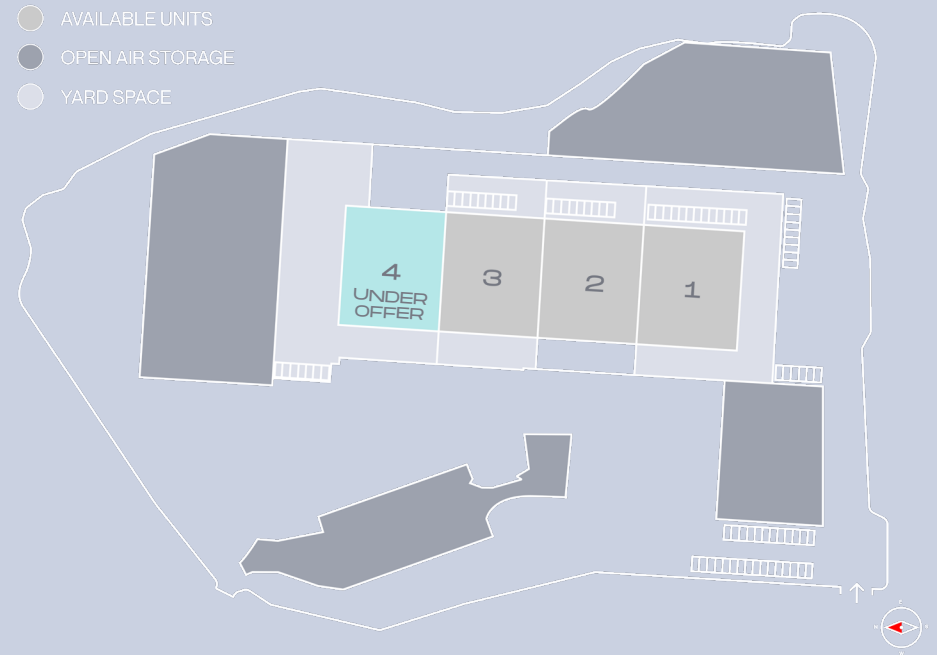


Newly  
Developed

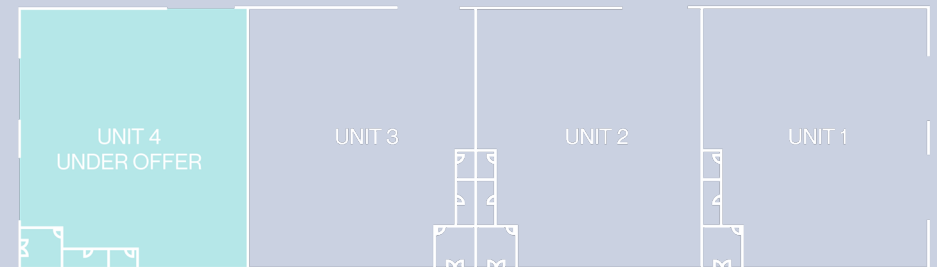


EPC  
Target Rating B

## Site Plan



## Phase One Floor Plan



All plans and drawings are indicative only and do not represent a commitment on behalf of the developer to provide all the amenities shown.





**Disclaimer:**

We have done our very best to provide information to you that is accurate and honest at the time of print. The information should not be relied upon as a basis to enter into any contractual purchase commitment.

Given the nature of any off plan development, the images have been computer generated and are for indicative and illustrative purposes only. The specification included may change during the course of the construction period and could be subject to market conditions, such as availability of materials. If there is anything you are uncertain about, please raise a query in writing with your solicitor.

## Further Information

Rockbeare Quarry, Exeter, EX5 2HB

Should you require further information or wish to view the property please contact:



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