



Industrial / Warehouse / Workshop

Fleet Garage, Oberon Road, Exeter, EX1 3QD

Available immediately

TO LET
9,882 sq ft

**AVISON
YOUNG**

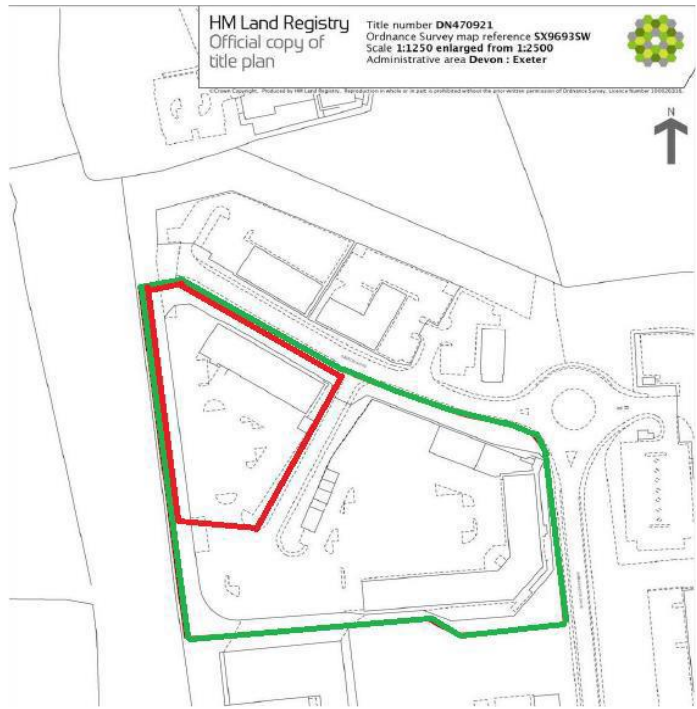
Key highlights

Size
9,882 sq ft

Energy credentials
EPC C (63)

Eaves height
Minimum eaves height of 6.5m

Accessibility
9 ground level loading doors



Description

The property comprises a commercial vehicle repair workshop and wash bay constructed of steel frame with a combination of clad and block elevations, under a metal profile roof, with a concrete floor. The roof incorporates c. 10% translucent roof panels. The minimum internal eaves height measures 6.5m. Lighting is provided by LED strip lights. Heating for the vehicle repair workshop is supplied by radiant heaters.

Access to the property is via nine level loading doors and pedestrian access towards the front of the property. Internally, the property benefits from office accommodation including WC facilities/shower room/kitchenette and ancillary storage.

Externally there is a large yard/car park area within the RED demise.

Tenure

The unit is available by way of a new sublease of the remaining term, expiring November 2030 to be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act

Accommodation

Floor	Sq ft	Sq m
Vehicle Repair Workshop	8,127	(755.07)
Office/Amenity space	1,755	(163.03)
Total Space	9,882	(918.10)

All areas are measured on an approximate gross internal basis.

Service Charge & Insurance

A Service Charge and Insurance costs are payable.

Rent

£83,997 per annum exclusive

Planning

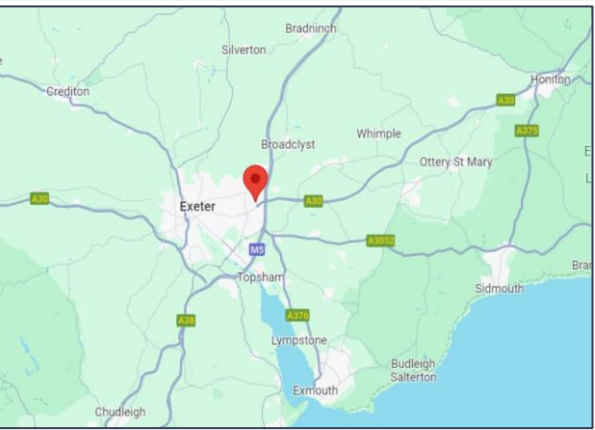
Interested parties to make their own enquiries

Business rates

To be reassessed by the VOA upon occupation of the property.

VAT

All property costs are subject to VAT payable at the standard prevailing rate.



Location

The property is situated, close to the established Sowton Industrial Estate and just off the A3015 Honiton Road adjacent to Junction 29 of the M5, approximately 3 miles east of Exeter City centre and in close proximity to Exeter Airport.



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If you would like to know
more please get in touch.

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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