



The Studio
Unit 1a, The Laurels
Flightway Business Park
Dunkeswell
Devon
EX14 4RD

Industrial unit for sale

G.I.A of 55.96 Sq M
(602 Sq Ft)

- Single storey office/industrial building for sale.
- Fitted out as two offices, both with en-suite shower rooms.
- Separate enclosed yard laid to asphalt with parking for 4-6 vehicles in tandem.
- Cargo container for storage within the yard.

LOCATION

The Studio is located on the established Flightway Business Park which is in a rural position in the Black-down Hills, 10 miles from Wellington and J26 of the M5 motorway. The A30 at Honiton is located 5½ miles away and Taunton is 15 miles.

DESCRIPTION

Single storey commercial premises with a pitched profile insulated metal roof. To the front of the premises are two electric roller shutter security doors along with two false metal garage doors.

Behind each roller shutter security door is a UPVC double glazed door and window giving access into the individual offices. Office 1 and office 2 both have en-suite shower rooms with coupled WC, pedestal wash hand basin, corner shower cubicle with electric Mira shower, extractor fan, electrically heated chrome towel rails and UPVC frosted windows to sides.

Office 1 of 5.29m x 5.14m with stainless steel kitchenette with sink unit, fridge and two electric hotplates with matching wall cupboard. Plumbing for automatic washing machine, strip lighting and water heater for the en-suite shower room. Pedestrian door leading into office 2.

Office 2 of 5.29m x 5.12m with built-in wall mounted electric fuse cupboard.

Outside to the front of the unit is a dropped curb for access. Located nearby (not adjoining) to the side of the premises is a yard area laid to asphalt with parking for 4-6 vehicles in tandem plus an office cargo container to rear used for storage. Please note the yard is not adjoining the unit (see site plan).

EPC

EPC rating B.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq M	Sq Ft
Office 1	27.19	293
Shower room		
Office 2	27.08	291
Shower room		

TENURE

Freehold. The property is offered for sale by private treaty at a guide price of offers in excess of £100,000.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

BUSINESS RATES

According to the Valuation Office, the premises is assessed as follows:

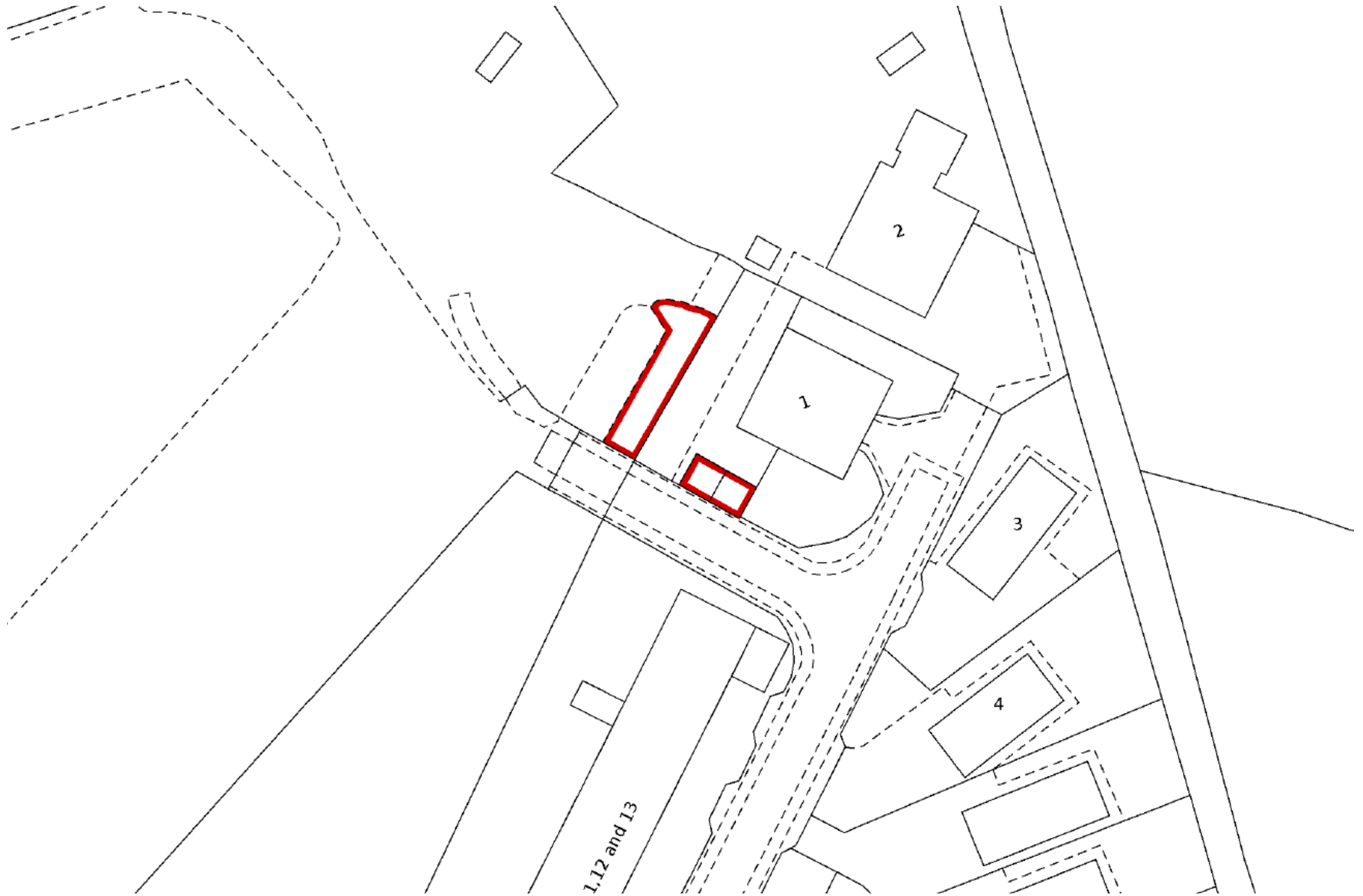
Rateable Value: £4,350

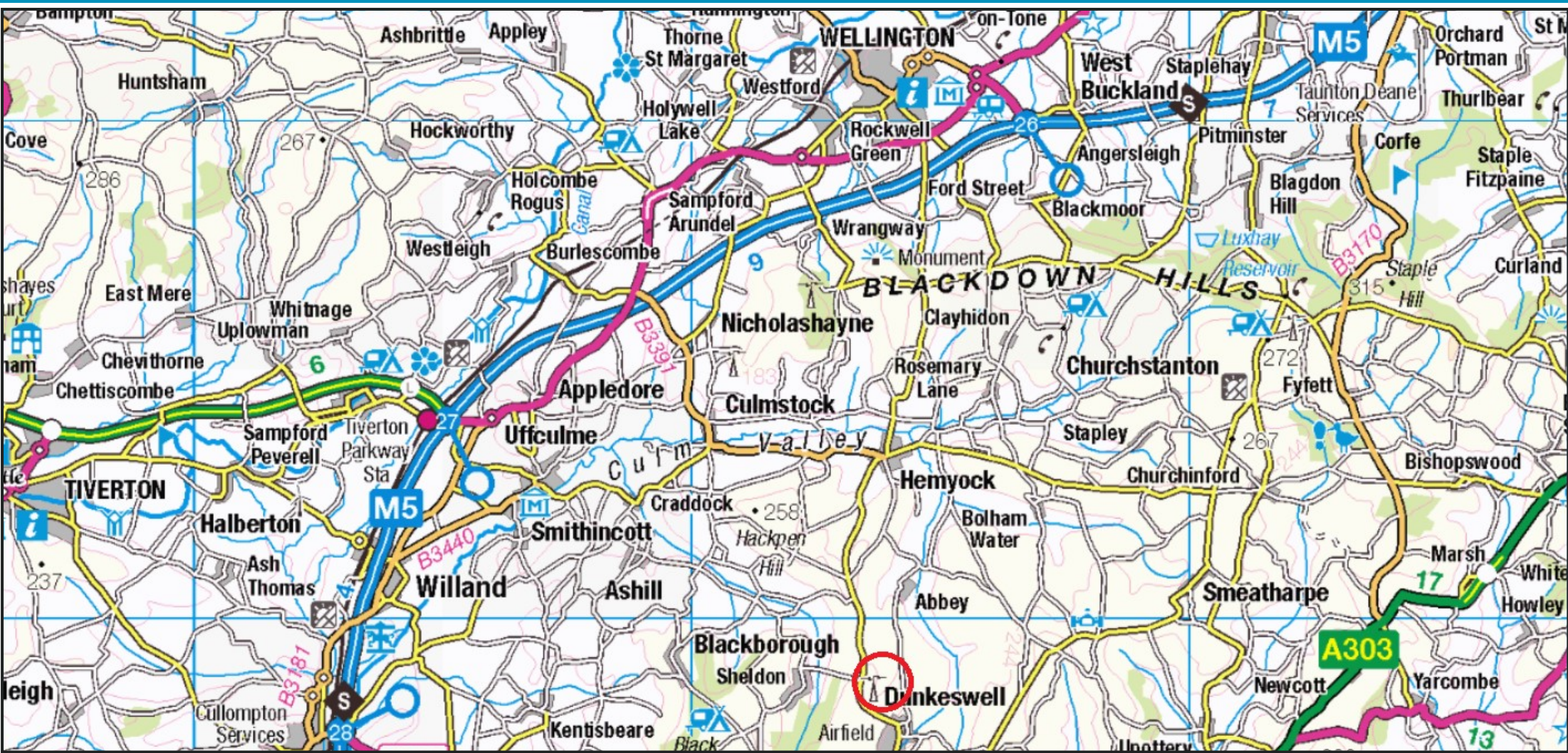
For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

VIEWING

All viewings should be made through the sole agent, Carter Jonas
T: 01823 428 590 | M: 07968 216 596
E: Stephen.richards@carterjonas.co.uk







FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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