



Brannam Business Park, Oakwood
Close, Roundswell, EX31 3NJ

FOR SALE

Development Opportunity

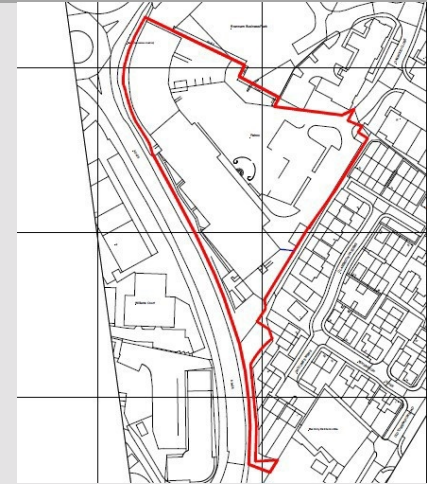
62,900 Sq Ft
(5,843 Sq M)

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DESCRIPTION

This two storey building spans over four adjoining units with a total of 62,900 sq ft, on a site of approximately 3.5 acres. The building comprises of a warehouse, studios, workshops, theater, dance rooms and classrooms, constructed of a steel portal frame and brickwork and sheet cladding. The roof is pitched with concrete slab flooring. Loading access is available in the north building. The site benefits from a large amount of parking.

- ✓ Prime location on a well established business park
- ✓ Potential for a range of uses - Subject to planning
- ✓ Excellent local amenities
- ✓ Site area approximately 3.5 acres



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 4	23,009	2,138
Unit 2/3	22,205	2,063
Unit 1	17,182	1,596
Outbuilding	3,855	358
Total	62,900	5,843

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

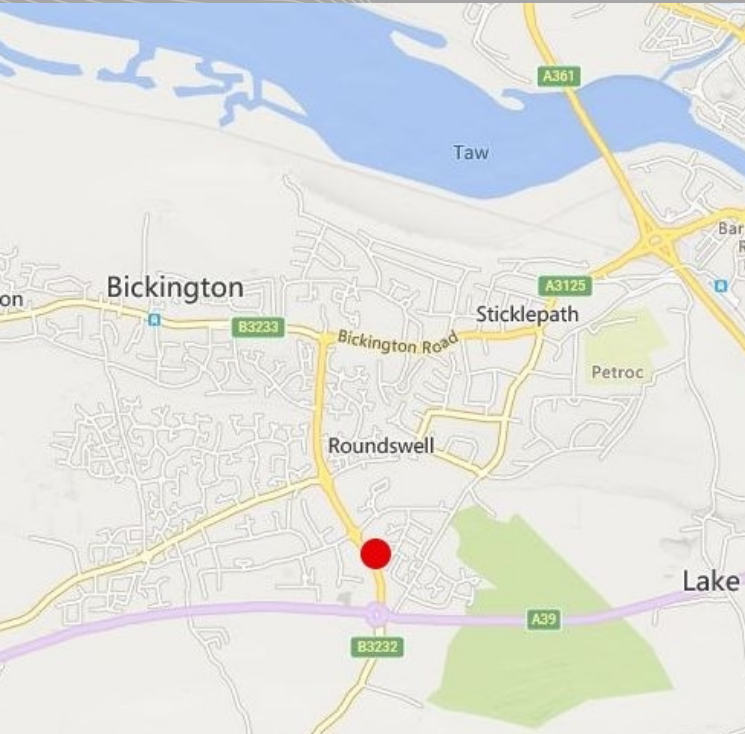
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.





LOCATION

The Petroc Brannams campus is located on the well established business park Roundswell. Located just off the A39 and at the end of the A361 North Devon Link Road, which provides easy access to J27 of the M5 motorway just 35 miles to the East. The Railway provides regular and easy access to Exeter with a journey time from 1 hour 12 minutes.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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