



Petroc, Bolham Road, Tiverton EX16 6SH

TO LET

Detached warehouse unit with yard and parking

10,719 Sq Ft
(996 Sq M)

DESCRIPTION

This detached unit comprises of portal steel framed construction with blockwork, external brickwork, metal sheet cladding to the southwest aspect and timber cladding to the northeast aspect. Internally there are two double height warehouse areas and five offices. Access is either through the front personnel entrance with automatic doors on a sensor, or through the warehouses via two roller shutter doors. Externally to the southwest aspect, there is a flat yard area. The unit also benefits 6 parking spaces in the main site carpark.

- ✔ Great access links
- ✔ Two warehouse areas
- ✔ Level access to warehouse areas
- ✔ Yard included
- ✔ 6 parking spaces



LOCATION

The Properties hold a prominent position just south of the A361 and A396, the main links into Tiverton with the M5 just 7 miles East.

Specifically, the Properties are positioned on Petroc Tiverton Campus, located just north of West Exe, Kennedy Way & Howden Industrial Estate occupied by companies including Pets at Home, CEF and Halfords.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	8,042	747
Offices	2,678	249
Total	10,719	996

VAT

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

LEGAL COSTS

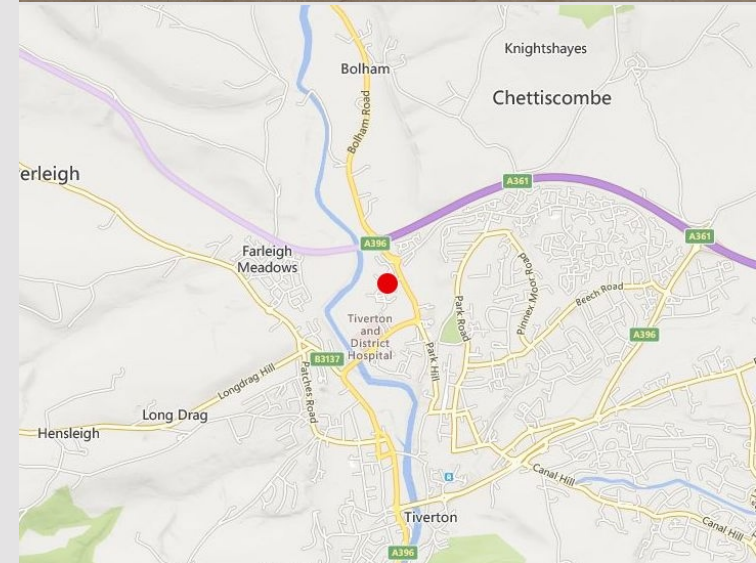
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

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

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Regulated by RICS 31-Oct-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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