

INDUSTRIAL UNIT

FOR SALE

On instructions from Rob Lewis and Rachael Wilkinson, Joint Administrators of Nationwide Accident Repair Services Limited and its group of companies

Exhibition Way, Exeter, EX4 8HT

11,583 SQ FT (1,076 SQ M)



- Detached former accident repair centre.
- Secure site.
- Located in a well-established estate with easy access to the M5 motorway.
- Freehold and long leasehold interests available with vacant possession.



EPC AWAITED

LOCATION

Exhibition Way is a cul-de-sac within an established industrial estate and a popular location for traditional industrial uses. It is located just off Pinhoe Road (B3181) in north east Exeter, approximately 1.5 miles north of the A30 and 2.5 miles from the city centre.

Exeter is a historic city in Devon, located off Junction 29 of the M5 Motorway and lies 37 miles northeast of Plymouth and 65 miles southwest of Bristol.

DESCRIPTION

The workshop has split level bays, accessed via a single internal concrete ramp. Good quality reception/offices are situated to the front elevation, incorporating two WCs and a kitchenette, with mess and storerooms at mezzanine level within the main workshop. The site has approximately 18 secure car spaces and 6 open spaces to the front. The bays have an eaves height ranging from 3.25m to 4m.

The property is of part brick and part metal clad construction to the front, which has been recently overclad. It has a tubular steel roof frame and steel stanchions within the bays. The main workshop bay contains two spray booths/ovens. Access to the bays is via 3 roller shutter doors.

TENURE

The property is held on two separate tenures with the rear portion being owned freehold (coloured green on the plan attached) and the front site held on a long leasehold basis with 40 years remaining with an annual ground of £30 (coloured pink on the plan attached).

AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal areas:

Description	SQ FT	SQ M
Workshop	10,234	950.72
Office/reception	657	61.04
Mezzanine	692	64.32
TOTAL	11,583	1,076.08

RATEABLE VALUE

The property is described as "Workshop and Premises" and the current rateable value is £24,500.

VAT

Figures quoted are exclusive of VAT which may be payable.

LEGAL COSTS

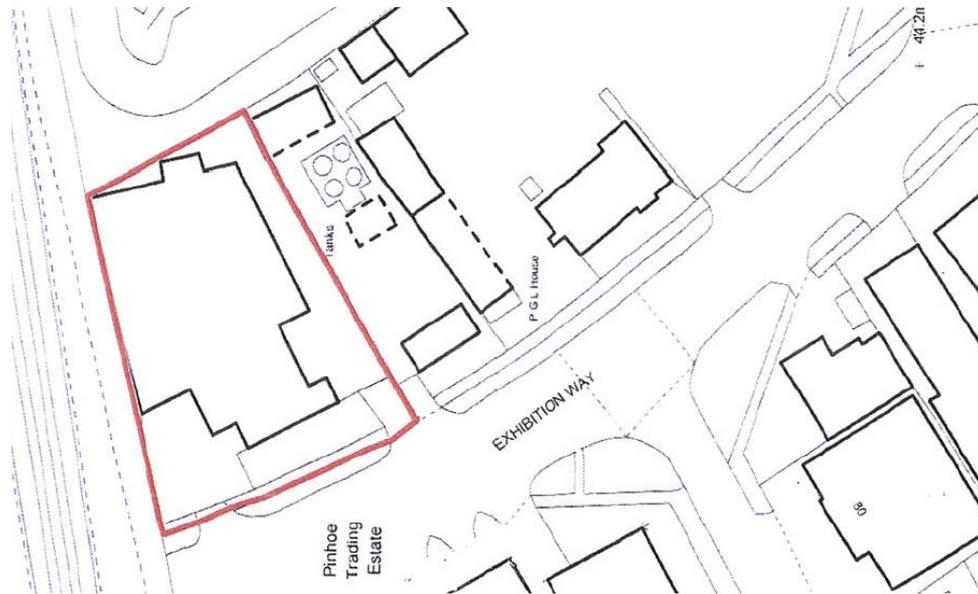
Each party to be responsible for their own legal costs in this matter.

FUTHER INFORMATION/VIEWINGS:-

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EXHIBITION WAY, EXETER



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