



Quoting Rent:  
**£52,500**  
per annum  
exclusive of VAT

#### The Property:

The premises comprises an end of terrace trade counter warehouse that provides the following Gross Internal Areas:

#### Warehouse:

3,221 sq ft (*sq m*)

#### Mezzanine:

552 sq ft (*sq m*)

#### TOTAL

**3,773 sq ft**  
(*sq m*)

## Unit A1 Hennock Trade Park, Exeter, EX2 8NJ

Highly prominent warehouse. Well-established trade location. Good transport links.

### Highlights

- **Prominent Trade Counter Warehouse**
- Recently Refurbished
- Available for Immediate Occupation
- Rare Opportunity to Secure Space in Central Exeter Location

# The Location

## **Nearby Neighbours:**    **Connectivity:**

- Travis Perkins
  - Johnstone's Decorating Centre
  - Karcher
  - Brandon Hire
  - Screwfix
  - Magnet
  - Toolstation
- Junction 31 M5:  
3.0 miles / 7 mins
  - Exeter City Centre:  
2.8 miles / 7 mins
  - Junction 30 M5:  
4.0 miles / 11 mins

## Description

The property comprises an end of terrace trade counter / warehouse which has been built around a steel portal frame under a metal clad roof incorporating approximately 10% translucent roof lights.

Internally, the warehouse area benefits from a minimum eaves height of 5.9m (19ft 3"). There are ground floor offices and multiple WCs at ground floor level. Additionally, there is further storage space at mezzanine level.

Loading is provided via a single surface level electric loading door and a separate pedestrian entrance, both situated at the front elevation of the property.

Externally, the property benefits from its own allocated loading forecourt and allocated car parking.

We understand that the property benefits from the full suite of E, B2, and B8 planning consents.

## Rent

£52,500 per annum exclusive of VAT.

## Tenure

The property is available for immediate occupation by way of a new full repairing and insuring lease.

## Legal Costs

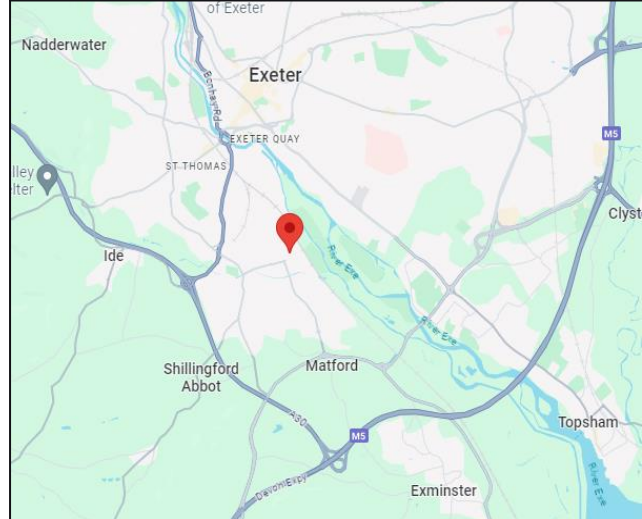
Each party to bear their own legal and surveyor costs incurred in the transaction.

## VAT

All costs are subject to VAT where applicable.

## Energy Performance Certificate

Available Upon Request



## **Contacts**

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