



## Unit 3, Talaton, Exeter, Devon, EX5

A mid terrace industrial unit within a development of four adjoining warehouse/manufacturing units. External storage may also be available if required.

The property has good clearance heights and could be remodelled to suit a number of different uses (subject to planning consent).

Set within the site of a former timber mill, the property comprises a single storey industrial/workshop building with parking.

The accommodation is arranged as follows:  
526.64 sq m (5,669 sq ft).

Externally the property has a concrete parking and loading area to the front of the building. Access to the site is via the entrance gate in the south-west corner of the site.

Planning  
Currently B2 use. Other uses available subject to planning consent.

Council Tax Band:    EPC:

Per Annum  
**£30,000 Per Annum**



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