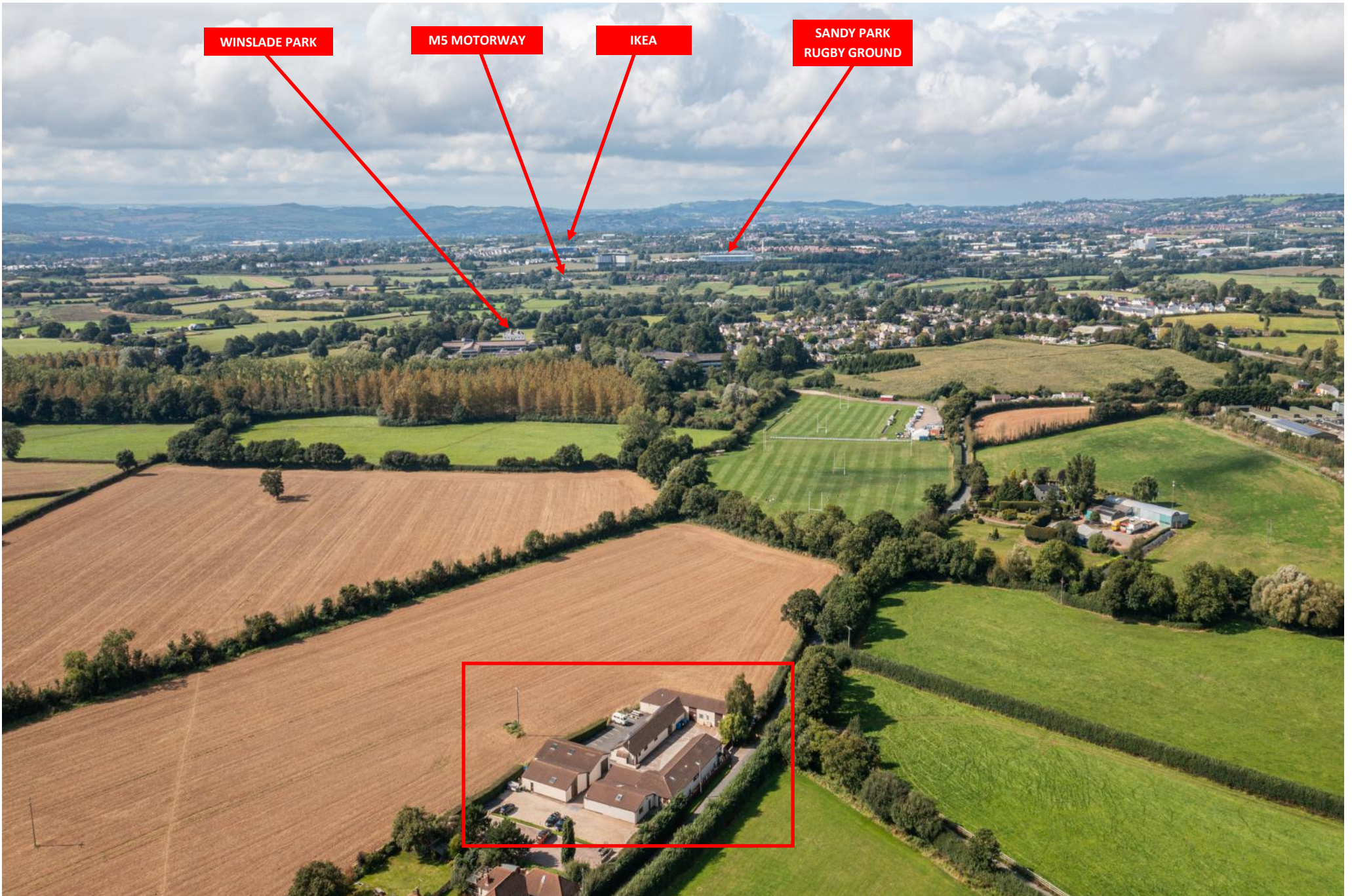




Little Bridge Business Park | Oil Mill Lane | Clyst St Mary | Exeter | Devon | EX5 1AU  
| Single storey detached business units | Approx: 3,223 sq.ft (346 sq.m) | Allocated parking |

| **Rent: £35,000 per annum** |

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)



## LOCATION

The property is situated in a rural location approximately 1 mile off the A3052 Sidmouth Road just before Westpoint (Devon County Showground) approximately 2.5 miles from Junction 30 of the M5 Motorway.

Exeter is the principal retail, commercial and administrative centre of the South West peninsular location approximately 80 miles south west of Bristol and 40 miles north east of Plymouth.

Exeter is a Cathedral and University city with a resident population of 120,000 and a retail catchment of around 1,000,000. The city is in the top 20 in the UK in terms of catchment spend potential (CACI 2018). It has an international airport and direct intercity rail links to London. It is the home of the Met Office, Devon County Council and many of the regions major professional firms. See [Visit Exeter.com](http://Visit Exeter.com).

## DESCRIPTION

The property comprises a single storey detached business units arranged as mainly offices with storage/warehouse facilities. The accommodation is well-presented with inter-connecting offices, kitchens and male and female w/c facilities. Features include wood chip central heating, optical fibre with internet back-up, blockwork and plastered/painted walls, suspended ceilings, cat 2 lighting, uPVC double glazing and some solar paneling. There is generous car parking allocation.

## ACCOMMODATION

The property provides the following approximate gross internal floor areas:

Description	Sq. ft	Sq.m
Block 1	3,686	342



## TENURE

Available by way of a new full repairing and insuring lease at an asking rent of £35,000 pa.ex. Other terms by negotiation.

## BUSINESS RATES

The property previously formed part of a larger rating assessment and will require reassessment following the division. Interested parties are advised to make their own enquiries with the local billing authority, East Devon District Council.

## ENERGY PERFORMANCE CERTIFICATES

B

## VAT

VAT will be charged at the standard rate where applicable.

## LEGAL COSTS

Both parties to bear their own costs in the transaction.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR

Contact: Orla Kislingbury | Tom Churchward

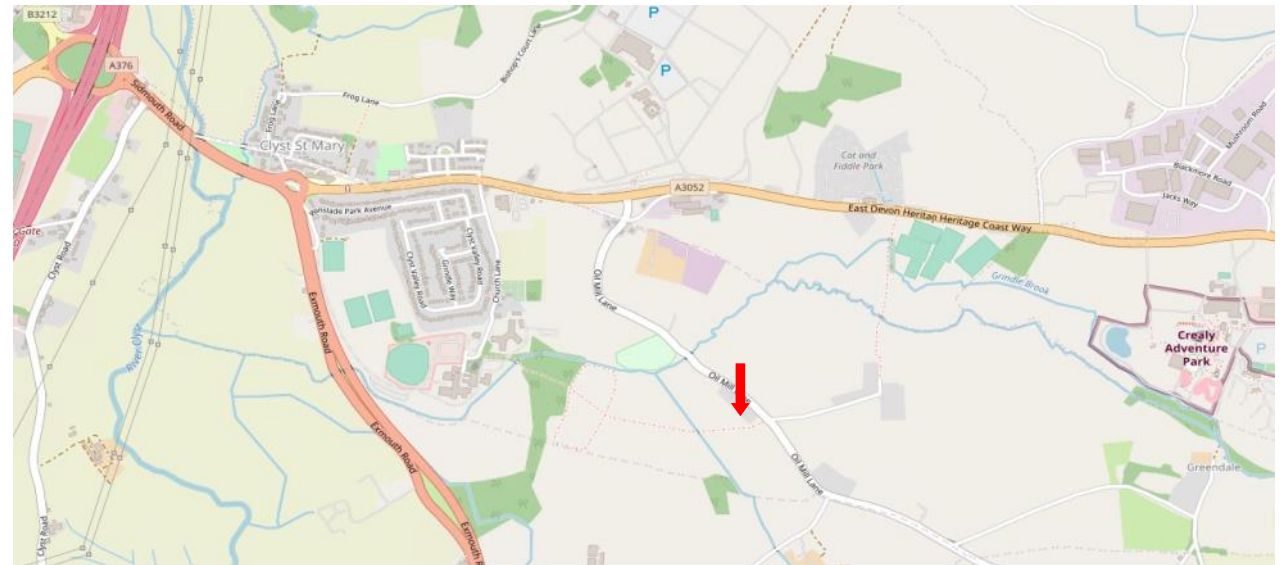
Tel: (01392) 202203

Email: [orla@sccexeter.co.uk](mailto:orla@sccexeter.co.uk) / [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)





**Promap** Ordnance Survey Crown Copyright 2021. All rights reserved.  
Licence number 100022432.  
Plotted Scale - 1:1250. Paper Size - A4



Source: © OpenStreetMap contributors



Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.