



Unit 5, Heathfield Farm, Oil Mill Lane, Clyst St Mary, Exeter, EX5 1AN

To let

Viewing by prior appointment with
Tom Churchward MRICS

(01392) 202203

tom@sccexeter.co.uk

End of terrace industrial unit in rural location

Gross Internal Area (GIA): 2,959 sq.ft (275 sq.m) plus
storage mezzanine

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £25,600 per annum

Location

Heathfield Farm business units are located off Oil Mill Lane, Clyst St Mary. The property offers a strategic location in a tranquil rural setting, yet it remains conveniently close to Exeter, providing easy access to major transport links including the M5 motorway and Exeter Airport.

The site is ideal for businesses seeking a peaceful environment while being near urban amenities. The proximity to Exeter ensures access to a larger workforce and additional facilities. This commercial property is well-suited for enterprises looking for a blend of a rural and urban environment.

Description

The property is a former agricultural storage shed, converted to make a large commercial unit with its own 3 phase supply and WC. Suitable for a wide variety of uses, subject to consents.

The property benefits from allocated parking.

Automotive uses will not be considered.

Accommodation

Please see below a summary of the accommodation, Gross internal area (GIA):

Warehouse: 2,959 sq.ft (274.9 sq.m)

Mezzanine: 716 sq.ft (66.52 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£25,600 pa ex.** Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C

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.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

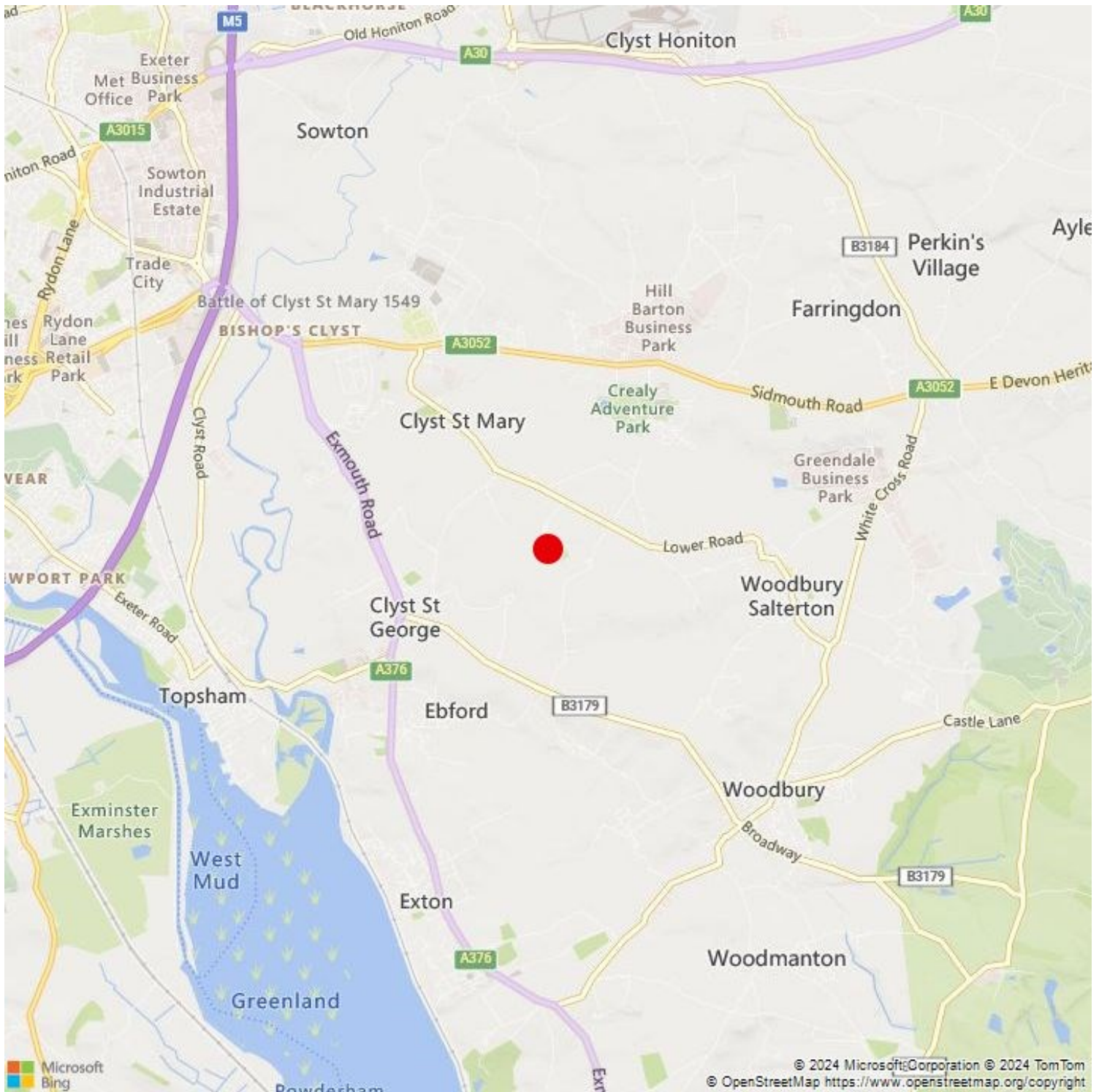
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Tom Churchward MRICS
Tel: (01392) 202203
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