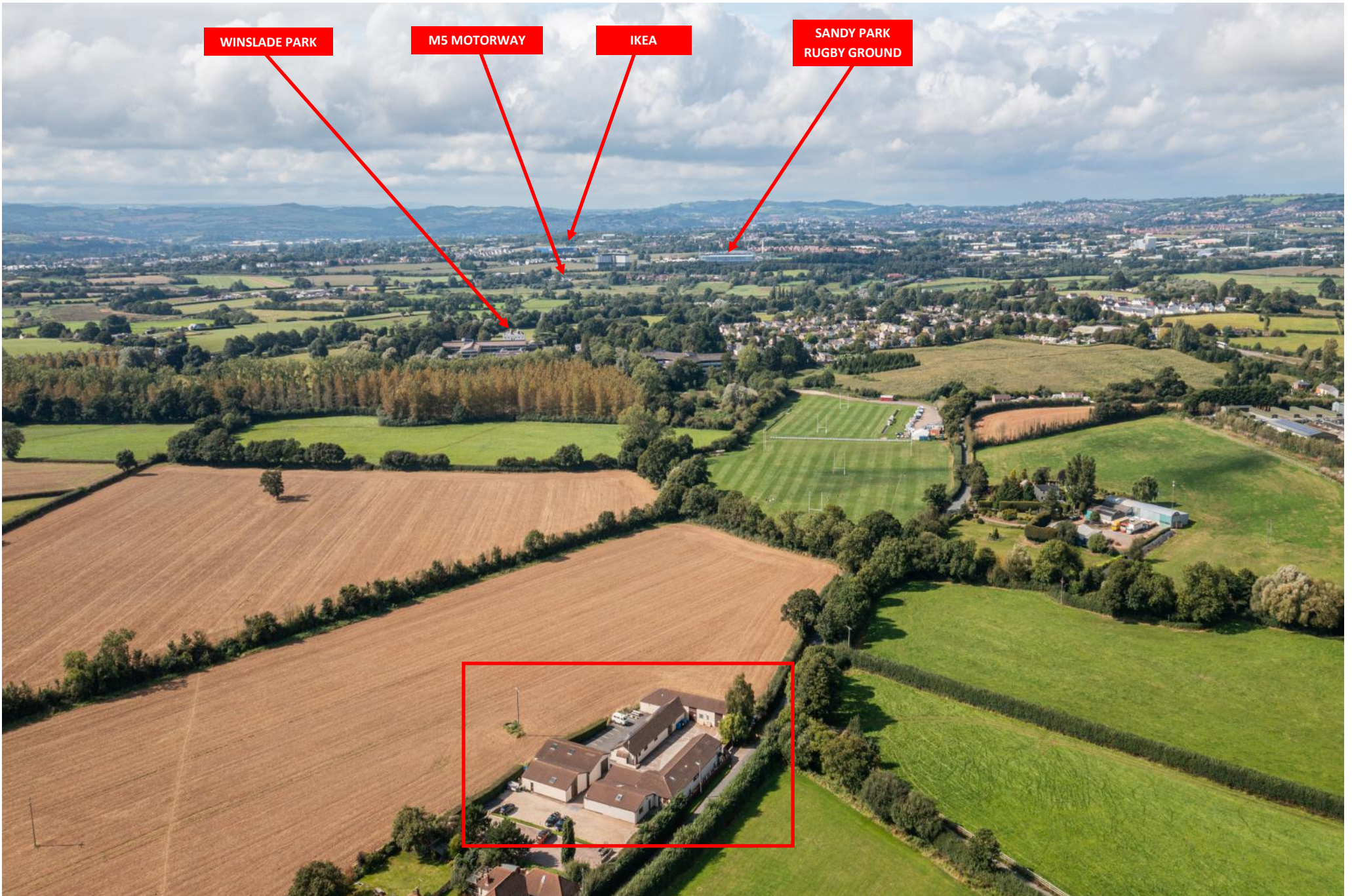




Little Bridge Business Park | Oil Mill Lane | Clyst St Mary | Exeter | Devon | EX5 1AU  
| Three single storey detached business units | Approx: 9,791 sq.ft (909 sq.m) | Site area: 0.865 acres |

| **Rent: £77,000 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 3 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 for approximately 40 vehicles and the potential for future expansion.

## ACCOMMODATION

The property provides the following approximate gross internal floor areas:

Description	Sq. ft	Sq.m
Block 1	3,686	342
Blocks 2 & 3	3,223	346
Block 4	2,382	221
<b>TOTAL:</b>	<b>9,791</b>	<b>909</b>



## TENURE

Available by way of a new full repairing and insuring lease. Other terms by negotiation.

## BUSINESS RATES

Unit:	Rateable Value:
Units 1-5	£27,250
Unit 6a	£5,100
Unit 6b	£3,150
Unit 6c	£5,300
Unit 6d	£4,550

## ENERGY PERFORMANCE CERTIFICATES

Units 1-5 and 7-10 are rated 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)

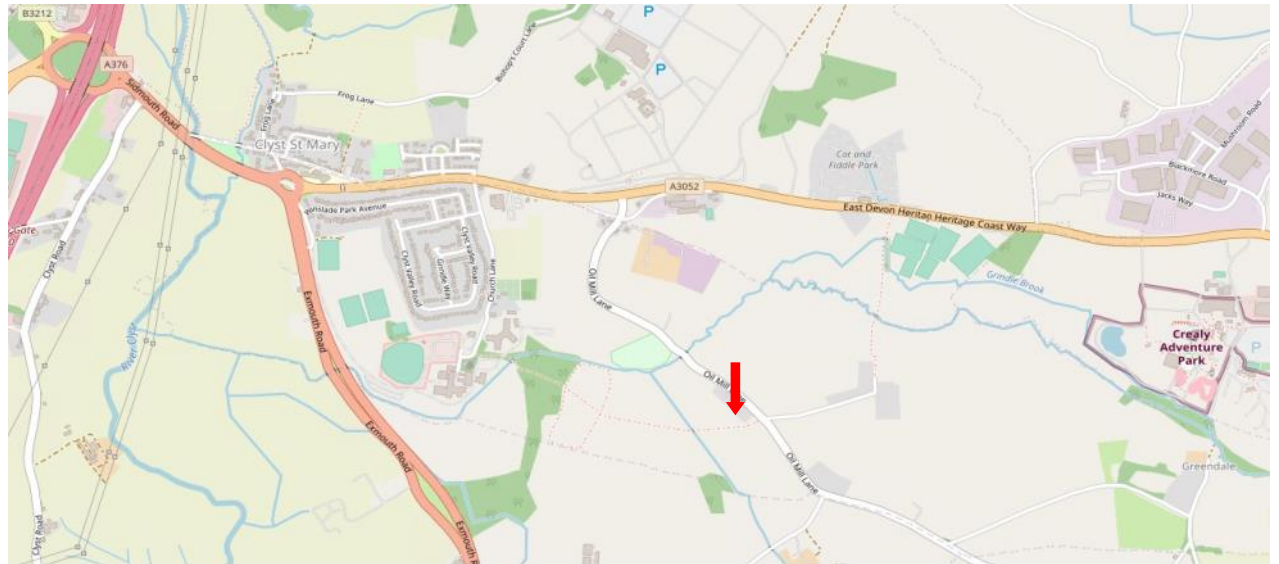




Area: 0.8654 acres (3502.01 m<sup>2</sup>)

**Promap**  
LANDMARK INFORMATION

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Licence number 100022432.  
Plotted Scale - 1:1250. Paper Size - A4



Source: © OpenStreetMap contributors



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