



For Sale/ May Let

Robert Wiseman
Dairies,
Hameldown Road,
Exeter Road Industrial
Estate,
Okehampton,
Devon
EX20 1UB

April 2011
Subject to Contract



- Detached factory/chilled distribution centre
- 20,969 sq ft (1,948 sq m) on 2.125 acres (0.859 ha)
- Secure yard
- 23% developed site coverage
- Access to nearby A30 trunk road under 1 mile away

Location

Okehampton is located approximately 25 miles west of the city of Exeter. The property is situated on Hameldown Road, within Exeter Road Industrial Estate, and easily accessed in under one mile from the nearby A30 trunk road (Exeter to North Cornwall).

Description

The property comprises a detached 20,969 sq ft (1,948 sq m) warehouse building of steel portal frame construction with two storey offices, a production mezzanine storage area, first floor staff rooms and ancillary office area. The property has most recently been used for the manufacture and distribution of food products and is temperature controlled to + 2°.

Externally the property benefits from a large surfaced and fenced yard at the rear extending to approximately 0.5 acres.

Externally

- Palisade fencing to whole site.
- Diesel pump in yard area.
- Concrete yard surface with tarmac and gravel surface for car parking.
- Four dock loading doors (with levellers).
- Electricity sub-station on site.
- Electronic hook ups.
- Three separate entrances.

Internally

- Original construction dated from 1997 and extended 2002.
- Chilled storage throughout.
- Plastisol coated finished walls and lowered ceiling for dock loading.
- Eaves approx min 5.9 m – frame
- CCTV system in place
- Mains electric from on-site substation. No mains gas to site.



Accommodation

The property provides the following approximate gross internal floor areas: -

Floor	Sq ft	Sq m
Ground Floor	15,049	1,398.19
Covered Canopy	583	54.15
Mezzanine	1,248	116.00
First Floor Offices	1,338	124.35
First Floor Ancillary	2,282	211.98
Bottle Store	469	43.55
Total	20,969	1,948
Total Site Area	2.125 acres	0.859 hectares



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Energy Performance Certificate

To comply with Government legislation, we are currently awaiting an Energy Performance Certificate from our client.

Business Rates

According to the Valuation Office website, www.voa.gov.uk, the property is currently assessed as follows: -

Description: Factory, Workshop and Warehouse (including Bottling and Dairies)
Rateable Value: £62,500 (as at 1st April 2010)

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and completion of all legal documentation.

Viewings

Viewings are strictly by appointment through the sole agents GVA.

For further information or an appointment to view please contact:

Paul Hobbs
T: 0117 988 5220
E: paul.hobbs@gva.co.uk

Amy Bullamore
T: 0117 988 5269
E: amy.bullamore@gva.co.uk

Tenure

The tenure is available by way of freehold interest (with part leasehold) with more information on application.

Planning

The permitted planning use for the property is B1 (light industrial) under the Use Classes Order 1987.

