

Bramble Hill Industrial Estate, Ottery Moor Lane, Honiton, Devon, EX14 1BW

Detached warehouse with quality offices | Large secure yard plus parking | 23,758 sq.ft (2,207 sq.m) | Site circa 2.03 acres

**| For Sale: £2,200,000 + VAT**

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

## LOCATION

Honiton is the administrative centre of East Devon. It has dual carriageway access to the M5 (Junction 29) at Exeter, 13 miles to the west, and trunk road access to the west via the A303.

The property is situated on Ottery Moor Lane in a mixed industrial and residential area around 500 metres west of the town centre. Much of the surrounding area, formerly known as Bramble Hill Industrial Estate, has recently been redeveloped for housing.

## DESCRIPTION

Two-span industrial/warehouse building of steel portal frame construction with profile metal clad walls and roof and 6-metre eaves height. The original two-storey offices have been substantially extended and in recent years on ground and mezzanine levels. The offices are well-appointed, including air conditioning.

Following substantial investment, the property currently has a 100kW solar array, EV charging points in the car park, super-fast broadband connection and LED lighting throughout.



## ACCOMMODATION

Approximate Gross Internal Areas:

Ground floor (warehouse, offices, welfare):	19,407 sq.ft	1,802.9 sq.m
First floor (offices):	929 sq.ft	86.3 sq.m
Mezzanine (offices, welfare):	3,062 sq.ft	284.5 sq.m
<u>Upper mezzanine (second floor) (office):</u>	<u>360 sq.ft</u>	<u>33.4 sq.m</u>
<b>TOTAL:</b>	<b>23,758 sq.ft</b>	<b>2,207.1 sq.m</b>

## SERVICES

The property is served by mains services, including 450 kVa, 800-amp 3-phase power supply.

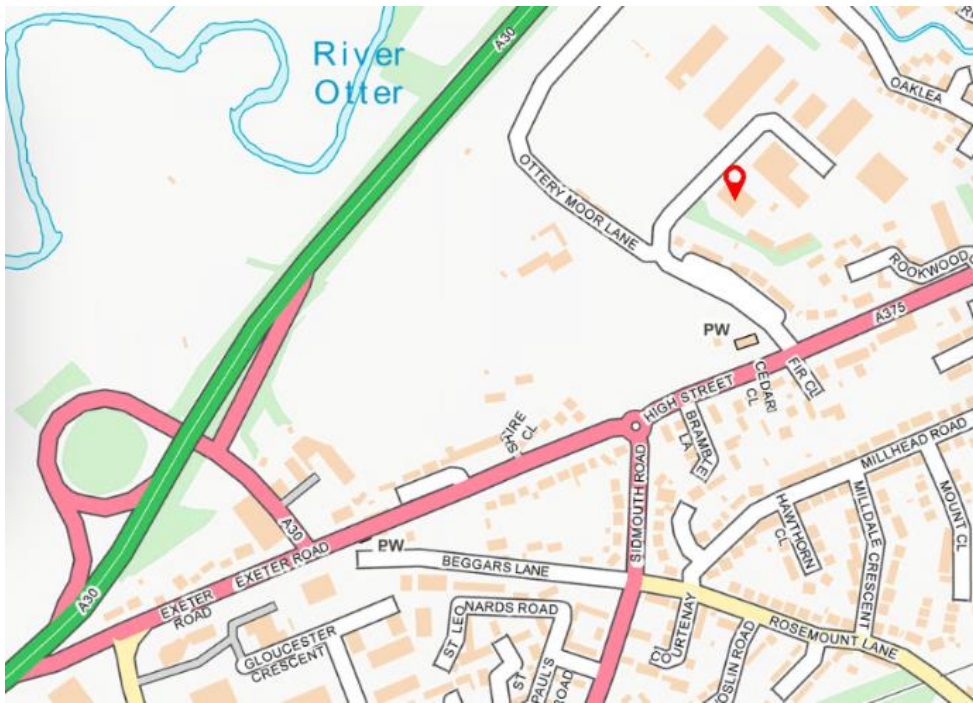
## ENERGY PERFORMANCE CERTIFICATES (EPCs)

Assessed in band C (67). Contact the agent for further details.

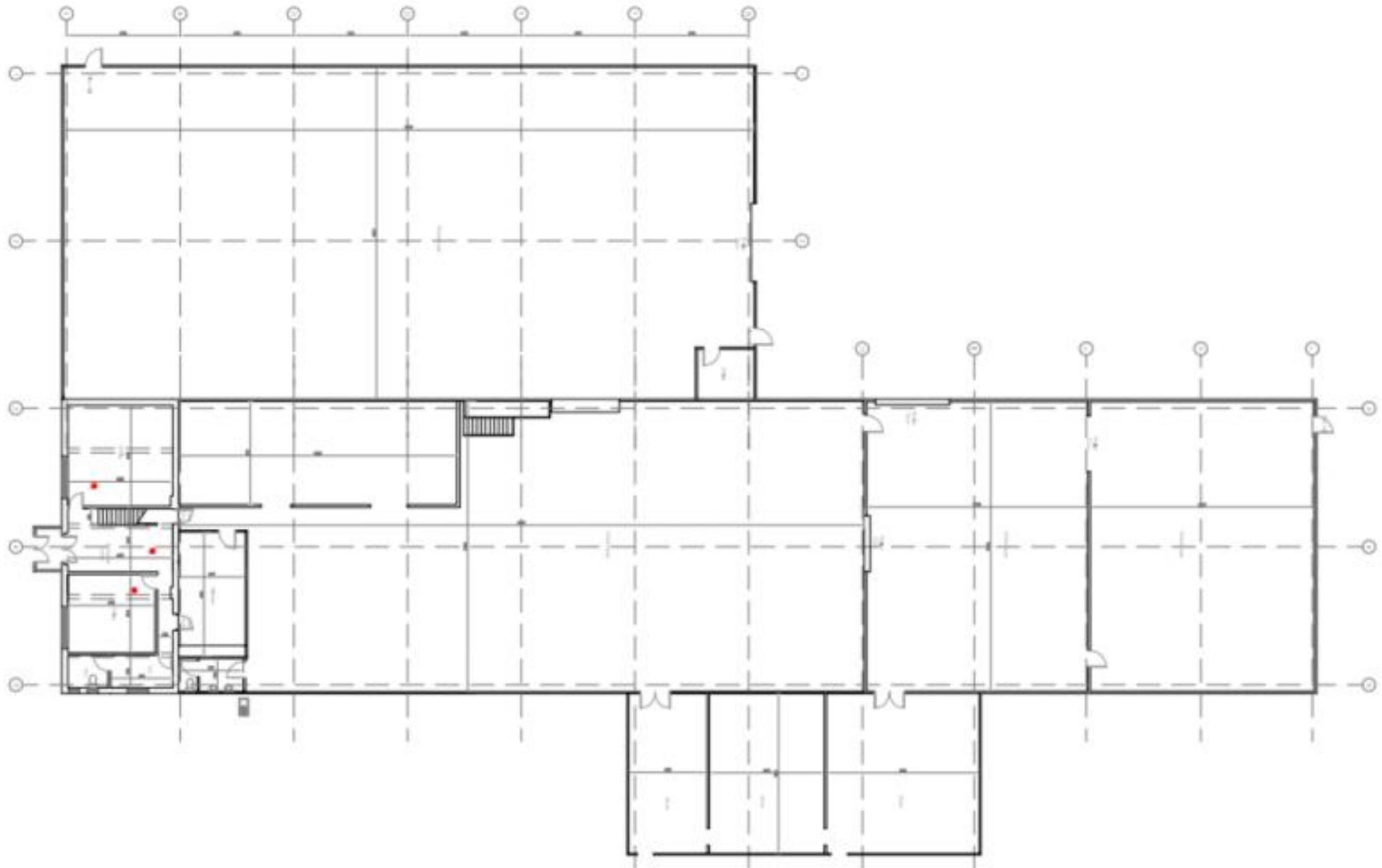




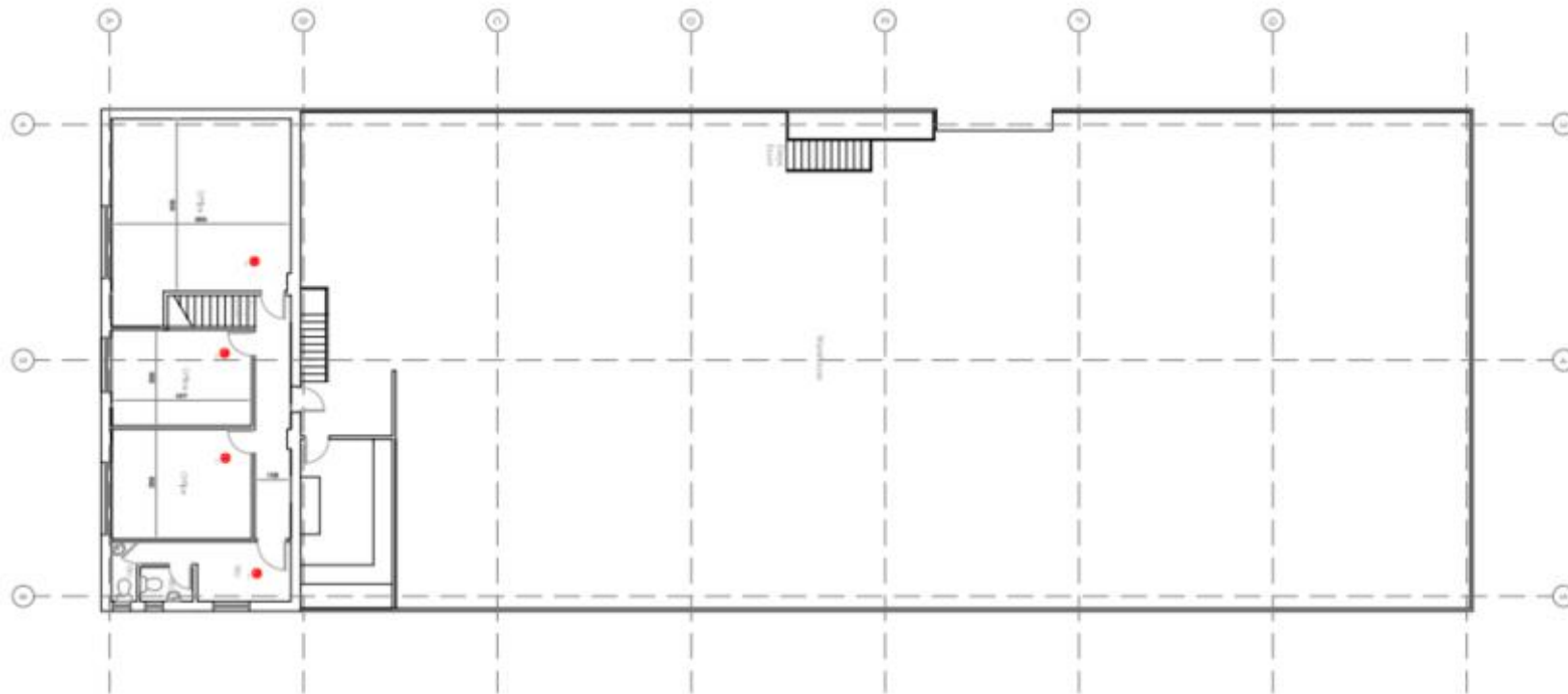




## FLOOR PLANS



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## PROPOSAL

The property is offered for sale Freehold, at a guide price of **£2,200,000**. Please contact agent for further details.

## VAT

VAT is applicable to all figures quoted relating to this property.

## BUSINESS RATES

Assessed as 'Workshop & Premises' with a rateable value of £93,500.

Interested parties are advised to make their own enquiries with the local billing authority, East Devon District Council.

## AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser will be required to comply with procedure at the time the sale is agreed.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VIEWING & FURTHER INFORMATION

Further information and viewings via sole agents:

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

Contact: Tom Churchward MSc Real Est.  
Tel: (01392) 202203  
Email: [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Or

Contact: Jonathan Ling BSc Hons MSc MRICS  
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