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Commercial
01392 680058



East Workshop, Area 2 Haven Road

Exeter EX2 8BP

**Equipped Vehicle Repair Premises & Offices/Stores.
As a whole or as 2 separate units.**

• Extensive Yard Area • 194.4 - 578.1 Sq.m • (2,093 - 6,223 Sq ft) • Including Mezzanine

£24,000 Per annum

Cornwall | Devon | Somerset | Dorset | London

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SITUATION

The site forms part of the operational gas site on Haven Road, which is situated on the south side of Exeter City Centre close to the Quayside and City Industrial Estate. Haven Road is accessed from the A377 Alphington Road, which is an arterial route into the City Centre. The A377 in turn links to the A30 trunk road, which provides access to Junction 30 of the M5.

DESCRIPTION

The property comprises two units which are available either individually or as a whole:

Unit 1 comprises brick elevations incorporating single glazed steel framed windows, 5 roller shutter doors & pedestrian access doors under a steel truss pitched roof of insulated double skin profile steel cladding incorporating roof lights. Internally the property has been partitioned into two open workshop areas, offices, kitchenette, a shower and W.C.'s, with a mezzanine level above. The workshop areas and store have painted concrete flooring throughout and are lit by a mix of sodium & strip lighting with overhead gas heaters. The internal eaves height is 4.6 metres. The office area has wall mounted radiators, electric and telephone points. To the rear of the main workshop is a store.

Within the main workshop area are two 8 tonne four-post vehicle lifts, one 2.5 tonne vehicle lift and a brake efficiency calculator. In addition there are three air lines and a housed compressor. Please note that we have not carried out any tests on the equipment and are therefore unable to comment on their condition or accuracy.

Externally there is a secure floodlit surfaced yard area around the building. To the rear of the building is a bunded area that houses two oil tanks.

Unit 2 adjoins Unit 1 and is of the same construction but with access via double pedestrian doors only. Internally the property has been sub-divided to form stores, a kitchenette and an office area which is carpeted and heated with a suspended ceiling incorporating strip lighting. There is mezzanine office area with access via a stairwell. There is no provision of W.C.'s within the building.

ACCOMMODATION

The approximate gross internal areas can be summarised as follows as measured in accordance with the RICS Code of Measuring Practice.

Unit 1
 Workshops 295.1sq m (3,176 sq.ft)
 Store 28.16sq.m (303 sq.ft)
 Offices & ancillary areas 29.0 sq.m (312 sq.ft)
 Mezzanine 31.5 sq.m (339 sq.ft)
 Total 383.7 sq.m (4,130 sq.ft) including mezzanine

Unit 2
 Offices & ancillary areas 33.9 sq.m (365 sq.ft)
 Stores 126.5 sq.m (1,362 sq.ft)
 Mezzanine offices 34sq.m (366sq.ft)
 Total 194.4 sq. M (2,093 sq.ft)

Overall total 578.1 sq.m (6,223 sq.ft) including mezzanine

LEASE TERMS

The property is available by way of a new lease contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954. The length of the lease is flexible and will be on a full repairing and insuring basis.

SERVICE CHARGE

A service charge will be payable to the landlord for the maintenance of common areas of the site. Further details are available on request.

RENT

Unit 1 - £17,000 per annum, exclusive of outgoings and VAT.

Unit 2 - £7,000 per annum, exclusive of outgoings and VAT.

As a whole - £24,000 per annum, exclusive of outgoings and VAT.

PLANNING

Unit 1 has previously been used as a vehicle repair work shop. Unit 2 has previously been used as offices and stores. Interested parties should make their own enquiries of the local planning authority, Exeter City Council (Telephone: 01392 277888).

RATES

The Valuation Office website lists the rateable value £17,500 for Unit 1 and £11,500 for Unit 2.

VAT

VAT will be chargeable on the rent.

VIEWING

Strictly by appointment with the agent.

SERVICES

Mains water, drainage, 3 phase electricity and gas are connected to the property.

DIRECTIONS

From J.30 of the M5 take the A379 to Countess Wear roundabout. Take the 3rd exit onto the B3182 Topsham Road towards the city centre. Follow the B3182 onto the B3212 to Exe Bridges and take the first exit onto the A377 Alphington Road. Take the first turn left at the traffic lights onto Haven Road. The site will be found at the end of Haven Road with the properties to the left inside the main entrance.

REFERENCE

031246

CONTACT INFORMATION

For further information or to arrange an inspection please contact: Stags, 21 Southernhay West, Exeter. EX1 1PR Tel 01392 680058 Fax 01392 426183 Email: commercial@stags.co.uk

