

PEPPER

C o m m e r c i a l

FOR SALE

DETACHED INDUSTRIAL WAREHOUSE UNIT IN A FENCED SITE

Approximately 76.58 sq.m. (824 sq.ft.)

Plus mezzanine 64.63 sq.m. (695 sq.ft.)

In a fenced site of

**27 FLIGHTWAYS BUSINESS PARK
DUNKESWELL
HONITON
EX14 4RJ**



Ref 0100

01392 874209

Newcourt Barton, Clyst Road, Topsham, Exeter EX3 0DB
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The property forms part of the now well established Dunkeswell Business Park, just outside the village of Dunkeswell, approximately 6 miles North of Honiton. The M5 motorway is accessed at junction 28 (Cullompton) or at junction 26 (Wellington)

The property comprises a detached steel portal framed building set within its own site. The roof is covered with profile sheet steel and incorporates translucent panels. The elevations are fully clad with the gable end incorporating full height vehicle access door and the side a pedestrian access. Internally a mezzanine covers about 2/3rds of the ground floor and there is a WC. Externally the site is mostly fenced with galvanised steel palisade fencing with 2 sets of entrance gates.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:-

	Metric	Imperial
Unit depth	16.47 m.	54'
Unit width	4.65 m.	15'4"
Total Ground Floor	76.58 m2	824 ft2
Mezzanine	64.63 m2	695 ft2
TOTAL	141.21 m2	1,520 ft2

TO BUY

The freehold is available for £97,500

SERVICES

All mains services are available with the exception of Gas.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with an ... rating

LEGAL COSTS

Each party are to bear their own legal cost in any transaction.

VAT

We are informed that VAT is not payable **YOU ARE ADVISED TO CHECK**

RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £5,800

Rates payable: The VOA web site states that if this is your only business property you will not pay business rates www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief **YOU ARE ADVISED TO CHECK**

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of **Adam Parsons**



PEPPER

Commercial

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