

On the instructions of



STRATEGIC CITY CENTRE  
SITE & BUILDINGS

Gladstone Road  
Heavitree  
Exeter EX1 2EB



Potential for residential led redevelopment  
10,473 sq ft on 0.5 acre  
Expressions of interest sought

## Exeter

Exeter is the principal retail, commercial and administrative centre of the South West Peninsula located approximately 70 miles south west of Bristol, 45 miles north east of Plymouth and 175 miles west of London.

The resident population is over 113,000 and it is a city set within a landscape and built environment, holding many interests for people of different ages and lifestyles. The local economy revolves around public administration such as Devon County Council and the Met Office, as well as hotels, education, health, finance and insurance.

Exeter University has expanded rapidly in recent years which has led to growth in development for student accommodation with a number of schemes currently under construction around the city.

## Location

The site is located on Gladstone Road, close to its junction with Heavitree Road and opposite the entrance to Waitrose foodstore. It is immediately adjacent to the Devon & Cornwall Police Station site, which is also being marketed for potential redevelopment.

Heavitree Road is one of the main arterial routes into the city and the site is approximately 0.5 mile from the centre.

## Description

The site is currently used as the Exeter Ambulance Station and comprises a warehouse style building together with two storey offices and ancillary accommodation.

The main building is of steel frame construction with block-work and profile steel clad elevations under a similarly clad roof. Internally the space is lit by suspended strip lighting and heated via four ceiling suspended Combat hot air blowers. There is space for approximately 16 vehicles.

An access road to the north of the site allows vehicles to the rear of the building, around which there is parking for approximately 30 cars.

## Accommodation

The building has the following approximate Gross Internal Floor Areas:

Warehouse	595 sq m	6,404 sq ft
Staff / Ancillary	162 sq m	1,744 sq ft
Grnd Floor Office	108 sq m	1,163 sq ft
First Floor Office	108 sq m	1,162 sq ft
<b>Total</b>	<b>973 sq m</b>	<b>10,473 sq ft</b>

The site extends to approximately 0.204 hectare (0.505 acre).

These measurements have been taken from scale drawings and are subject to on-site verification.

## Planning

Interested parties are advised to make their own enquiries of Exeter City Council Planning Department.

## Technical Information

Supplementary information is available to prospective buyers on request.

## Method of Sale

The sale will comprise a two stage informal tender process. Proposals will be considered on either an unconditional or conditional subject to planning permission basis. Stage One invites the submission of expressions of interest to include details of the proposal for the site and an indicative price range.

A shortlist of bidders will be selected from this first stage with the parties then invited to produce detailed final proposals and to present these formally to the vendor. Details of the disposal process and the procedure for submitting these to the vendor can be obtained from the selling agent.

Please note the vendor is not obliged to accept the highest or any offer for the property.



## Misrepresentation Act/Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed. Whilst every care is taken in the preparation of these particulars, Maze takes no responsibility for any error, mis-statement or omission in these details.

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These particulars do not constitute an offer or contract and member's of the Agents' firms have no authority to make any representation or warranty in relation to the property.

## Viewing & Further Information

Please contact:

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On behalf of

