



TO LET Modern Warehouse



The Otter Building Grenadier Road, Exeter Business Park Exeter, EX1 3LH 19,578 sq ft (1,819 sq m)

- **Modern high specification warehouse unit**
- **6m (19'8'') clear internal eaves height**
- **Large service yard**
- **Located at Junction 29 of the M5**

Contact: Hugo Tillotson

01392 477433

4 BARNFIELD CRESCENT, EXETER, EX1 1QT

www.maze.uk.com

INDUSTRIAL

Location

The Otter Building is within Exeter Business Park, close to the established Sowton Industrial Estate and just off the A3015 Honiton Road.

Exeter Business Park is immediately adjacent to Junction 29 of the M5, approximately 3 miles east of Exeter City centre and in close proximity to Exeter Airport.

Description

Otter was designed to particularly appeal to the regional distribution market with an office content that could easily be extended to also suit manufacturers and industrial occupiers.

Specification

- 6m (19'8'') clear internal eaves height
- 47.9 kN/m² (1,000 lbs/ft²) sealed floor
- Good vehicle manoeuvring & car parking
- Two electrically operated level access loading doors

Accommodation

The approximate gross internal floor areas are as follows:

| | | |
|--------------|---------------------|-------------------|
| Ground floor | | |
| Warehouse | 18,698 sq ft | 1,737 sq m |
| Office/staff | 880 sq ft | 82 sq m |
| Total | 19,578 sq ft | 1,819 sq m |

The measurements are gross internal areas and have been measured in accordance with the RICS Code of Measuring Practice.

Services

We confirm that that we have not tested any of these services installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Rent

£176,202 per annum

Terms

The building is available on new lease terms to be agreed.

Rates

We understand the unit is assessed with the following Rateable Value:

Rateable Value £85,000

VAT

All figures quoted are exclusive of VAT where applicable.

Legal Costs

Each party is to bear their own legal costs.

Energy Performance Certificate

EPC Rating: E

Viewing

For further information or to make an appointment to view please contact the sole agents.

Hugo Tillotson or Richard May
Maze
4 Barnfield Crescent, Exeter, EX1 1QT
Tel: 01392 477433 Mobile: 07831 588873
Email: hugo@maze.uk.com

Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed.

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