



Unit A

# To Let

## Lyndhayne Units, Woodbury Salterton, Exeter, Devon, EX5 1PY

Viewing by prior appointment  
with Jonathan Ling

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Newly redeveloped industrial units

In semi-rural location near Greendale Business Park on  
eastern edge of Exeter

Units from 1,713 to 6,928 sq.ft (159.2 - 643.7 sq.m)

With ample external storage/parking areas

To Let: Rents from £8,500 per annum

## Location

The Lyndhayne Units are situated on Warkidons Way, which leads off the Hogsbrook Units, part of Greendale Business Park. The location is approximately 4 miles east of Junction 30 of the M5 motorway and the eastern edge of Exeter via the A3052, which is around 1 mile away. See plan overleaf.

## Description

The Lyndhayne Units offer new industrial units, converted from former agricultural buildings, with ample external areas for storage and parking.

The units are of steel portal frame construction with single-skin sheet metal cladding and fibrous cement roofing.

**Unit A** faces the main yard area, and can be offered as a whole or as two units (Units A1 and A2). It has eaves height of 5.15 metres with access via two loading doors (4.1m wide x 4.35m tall). At present the unit offers basic storage on a concrete floor, but can be fitted out to the incoming tenant's specification to include warehouse lighting, new offices and WCs.

**Unit B** is to the rear of unit A, with access across the main yard leading to a smaller yard dedicated to the unit. It will be offered with a new 8-metre wide loading door, new pedestrian door and newly-clad frontage. At present it has a level, rolled-stone floor surface and halogen lighting, but it can be upgraded with new concrete floor and other works as required.

The units have CCTV, phone line, single-phase electricity and drainage, and water is via a private borehole.

## Accommodation

The units have the following approximate Gross Internal Areas:

**Unit A:** 3,426 sq.ft (318.3 sq.m)

**Unit B:** 3,502 sq.ft (325.4 sq.m)

**TOTAL: 6,928 sq.ft (643.7 sq.m)**

If Unit A is split into two semi-detached units, then:

**Unit A1:** 1,713 sq.ft (159.2 sq.m)

**Unit A2:** 1,713 sq.ft (159.2 sq.m)

## Terms

Offered by way of new lease(s) on full repairing and insuring terms, on the following initial rents:

**Unit A:** £16,000 per annum exclusive

**Unit B:** £13,000 per annum exclusive

If Unit A is split, then Units A1 and A2 are offered at a rent of £8,500 per annum per unit.

Should the incoming tenant require the landlord to undertake works to upgrade the units, then the rental terms (both rent and lease duration) will reflect the cost of the works.

## Business Rates

The unit(s) will be re-assessed for business rates on completion of any works.

## VAT

VAT is applicable to the rents.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

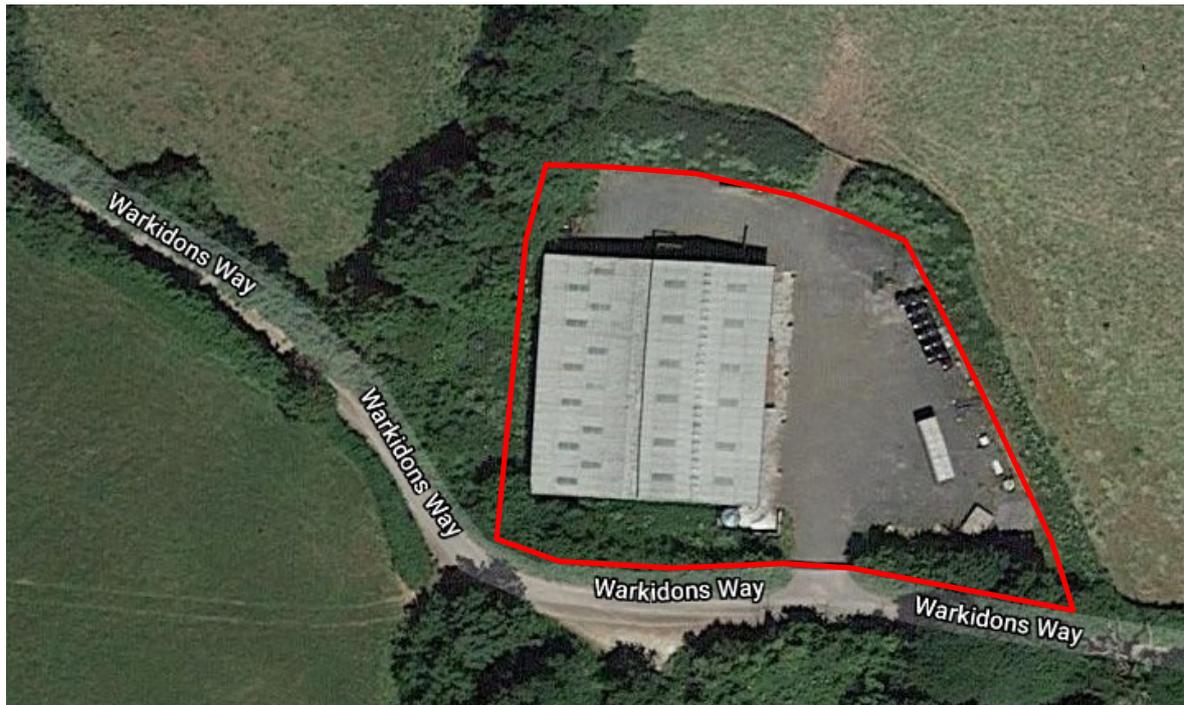
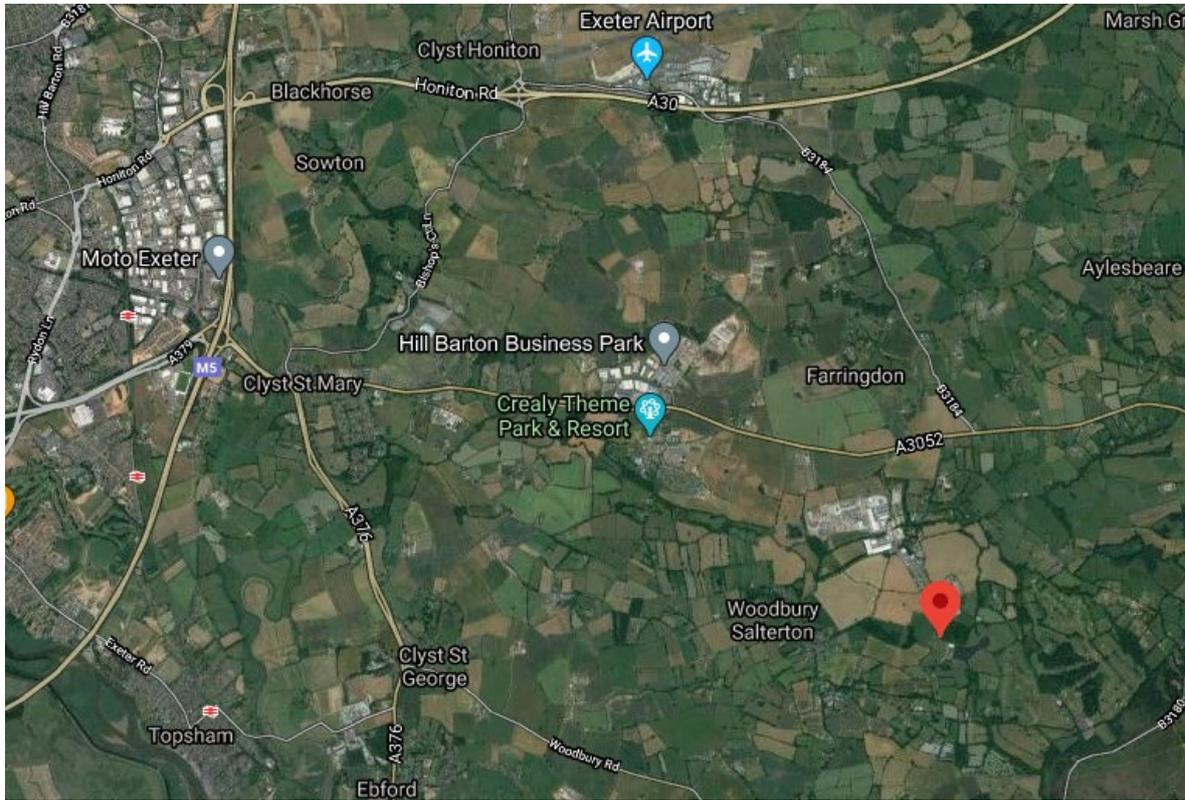
Strictly by appointment through the sole agents:

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Yard area to Unit A



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