



CLINTON DEVON ESTATES

NOW COMPLETE

**stratton
creber
commercial**

property consultants



Harpford Units, Liverton Business Park,
Salterton Road, Exmouth, Devon, EX8 2NR

To let

Viewing by prior appointment
with Andrew Hosking /
Tom Churchward

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New high quality development of 5 warehouse and trade counter units totaling approx: 7,500 sq ft (696.8 sq m)

5 units of approx: 1,500 sq ft (139.4 sq m) each -
(Can be combined if required)

3 already let

Rent: £13,500 per annum exclusive, per unit

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Location

Exmouth, which has a resident population of in the region of 38,000 is a popular coastal town which has seen considerable residential development over the last 20 years or so. Some 13 miles south of Exeter via the A376, Junction 30 of the M5 motorway is approximately 9 miles away. Budleigh Salterton is also nearby.

Exeter Airport is approximately 12 miles away and there are local rail links from Exeter to the main line via Exeter St David's, approximately 30 minutes away.

Description

The second phase of Harpford Units represents the latest development within the very successful Liverton Business Park, owned and managed by Clinton Devon Estates. The park provides high quality trade counter, industrial, warehouse and retail space for small, medium and large businesses across a wide variety of sectors with current tenants on the estate including Bradfords, Halfords, Howdens, Pets at Home, Topps Tiles, McDonalds, Home Bargains, The Range and Screwfix.

Amor Blinds and Toolstation are also represented within Phase 1 of the Harpford units completed in 2016.

Features of the Harpford units include the following:-

- Steel portal frame construction with fully insulated plastisol steel sheet cladding and roof with external brickwork to lower and side elevations.
- Units are left as a shell with w/cs.
- Eaves height (to the underside the haunch) 5.49m (18') allowing for installation of mezzanines if required.
- First floor windows giving excellent natural daylighting and further facilitating mezzanines.
- Electrically operated up and over front loading doors (2.98m x 3.55m high) (9'9" by 11'8").
- Hardwearing concrete surfaced loading areas plus generous allocated car parking.
- Full floor plans including the specification are available from the agents upon request.

Accommodation

(All areas are calculated on an approximate gross internal basis).

Unit 7

1,500 sq ft (139.4 sq m).

Unit 8

1,500 sq ft (139.4 sq m).

Unit 9

1,500 sq ft (139.4 sq m). **LET**

Unit 10

1,500 sq ft (139.4 sq m). **LET**

Unit 11

1,500 sq ft (139.4 sq m). **LET**

NB: Plans have also been prepared showing how mezzanine floors can be provided and the agents are happy to quote terms to include any additional mezzanine floor space required; further information upon request.

Services

3 phase electricity, water and drainage are all connected.

Terms

New fully repairing and insuring lease for a period of 10 years with a mid-term rent review are offered at an initial rental of **£13,500 per annum exclusive, per unit.**

Service Charge

In addition to the rental above, a proportional service charge towards the landscaping and estate management of the common areas will also be payable and this is currently running at in the region of £150 per annum per unit Buildings insurance is also payable currently amounting to in the region of £350 per annum per unit (although please note that these figures are for guidance purposes only and might change dependent upon the use of the premises and whether a mezzanine is installed or not).

Completion

The development has now been completed.

Energy Performance Certificate (EPC)

As the buildings are currently unfitted shells we are informed that EPCs are not required.

Rates

To be assessed.

VAT

All figures within these particulars are subject to the addition of VAT at the statutory rate.

Legal Costs

The parties are to be responsible for their own legal costs incurred in these transactions.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
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