



CLINTON DEVON ESTATES

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commercial

property consultants



## Unit 6, 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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Modern end of terrace light industrial/trade counter unit

Approx: 236.8 sq m (2,549 sq ft)

Rent: £23,000 per annum exclusive, plus VAT

Available for early occupation following completion of the legals

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## 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

Unit 6, Harpford Units is located 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 The Harpford units this first phase of which was completed in 2016.

Features of the property include the following:-

- End of terrace location.
- Steel portal frame construction with fully insulated plastisol steel sheet cladding and roof with external brickwork to lower and side elevations.
- Wc and lighting.
- Eaves height (to the underside the haunch) 5.49m (18') allowing for installation of a mezzanine if required.
- First floor windows giving excellent natural daylighting and further facilitating a mezzanine.
- Electrically operated up and over front loading door (2.99m x 3.56m high) (9'10" x 11'8").
- Hardwearing concrete surfaced loading area 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).

### Overall

14.99m x 15.80m (236.8 sq m)

(49'2" x 51'10") (2,549 sq ft)

## Services

3 phase electricity, water and drainage are all connected.

## Terms

A new fully repairing and insuring lease is available for a period of 10 years with a mid-term rent review at an initial rental of **£23,000 per annum exclusive**.

## 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 £263.42 for the year from 1st April 2021. Buildings insurance is also payable currently amounting to £636.35 for the year commencing 1st October 2020 (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).

## Energy Performance Certificate (EPC)

As the building is still in its unfitted shell condition we are informed that an EPC is not required.

## Rates

Upon request.

## 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  
20 Southernhay West, Exeter, EX1 1PR

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