

Miller Commercial

Chartered Surveyors and Business Property Specialists



30-32 Fynnimore Industrial Estate, Ottery St Mary EX11 1NR

- TO LET
- VERSATILE INDUSTRIAL UNIT
- 3,049 SQ FT (283.28 SQ M) IN TOTAL
- INCLUDES 1,825 SQ FT (169.5 SQ M) WAREHOUSE
- ALSO INCLUDES 843 SQ FT (78.28) OFFICES
- APPROX 2 MILES FROM A30
- ON SITE CAR PARKING
- EPC RATING C (72)

£24,500 Per Annum Excl Leasehold

LOCATION

Finnimore is a popular, well established business estate situated on the western approach to Ottery St Mary. Ottery St Mary is a popular East Devon market town with a population of approx. 7,800. The estate benefits from 2 access roads, one adjacent to the main hospital and the other, off B3174, Barrack Road. The area has recently benefitted from substantial investment in new residential accommodation. The popular estate houses a diverse range of occupiers including Chunk of Devon, JSS Rail, Devon Tiles & Bathrooms and the German Car Company.

DESCRIPTION

Unit 30-32 is a well presented end of terrace unit of steel portal frame construction with part profile sheet and block elevations under a profile clad roof incorporating translucent roof panels. Unit 30-32 comprises 3,049 sq ft of warehouse space with ancillary office and staff welfare accommodation. The warehouse area totals 1,825 sq ft (169.5 sq m) and the office area totals 843 sq ft (78.28 sq m) with the remainder being staff welfare facilities. There is a 3m by 3m loading door and the property is serviced by three phase power. The unit would be suitable for a variety of uses from warehouse storage through to light industrial or other business uses (subject to planning and landlord's consent). The unit benefits from a good level of car parking directly outside the unit on its own forecourt.

TERMS

The unit is available by way of a new full repairing and insuring lease on flexible terms to be agreed.

SERVICES

We understand that mains three phase electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

ESTATE CHARGE

Details to be provided on request but subject to change upon annual review and reconciliation.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £20,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, which is applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C (72).



FURTHER INFORMATION AND VIEWINGS

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk

or our joint agent Zach Maiden, Vickery Holman 07770 442592 / zmaiden@vickeryholman.com

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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