

**Harrison-Lavers
& Potbury's**

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Auctioneers
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**UNIT 8 THE OLD SAWMILLS,
HAWKERLAND ROAD
COLATON RALEIGH
SIDMOUTH EX10 0HP**

TO LET

VERSATILE LIGHT INDUSTRIAL UNIT



Viewing strictly by appointment with Harrison-Lavers & Potbury's

£20,000 per annum plus VAT

TEAM

www.teamprop.co.uk

UNIT 8 THE OLD SAWMILLS, COLATON RALEIGH, SIDMOUTH

A modern, purpose built light industrial unit on this bustling estate which contains a wide variety of businesses. On the outskirts of Colaton Raleigh, it is conveniently situated between Exmouth and Sidmouth and about 10 miles from Exeter and the M5 motorway.

Rental: £20,000 per annum.

Rateable Value: £13,250

Viewing: By appointment with the letting agents.

The unit, which extends to approximately 4,220 square feet (392 m²), is constructed of clear span design, with insulated walls and roof incorporating roof lights. Adjacent to the unit is an enclosed surfaced yard extending to approximately 5000 square feet (465 m²).

The accommodation comprises:
(all measurements are approximate)

Warehouse: 4220 square feet approx. 1 roller shutter door and personal door facing estate road. Five roller shutter doors and fire escape facing enclosed yard. 2 WC's. Approximate eaves height 20 feet.

First Floor Offices:

Reception 9'3" x 6"

Office One 17'9" x 14' plus recess

Office Two 10'6" x 6'3"

Office Three 14'6" x 10'6" plus recess

Cloakroom/WC

Yard: 70' x 70' approx. with concrete apron in front of roller shutter doors and the remainder being hard surface. Gated access from Estate road.

Planning permission: The Unit has the benefit of B1 User. The planning permission limits the user to 8 am to 6pm Monday to Saturday. No Sunday user is permitted.

Services: Mains water and drainage and three phase electricity are connected.

Tenure: New lease to be created on full repairing and insuring terms. Length of lease by negotiation.

The logo for TEAM, featuring the word 'TEAM' in a bold, red, sans-serif font. The letters are stylized with a vertical line through the 'A' and 'M', and the 'E' and 'M' have a unique, blocky design.

independent computer linked professionals working for you as one as one