

Station Business Park, Crediton, Devon **EX17 6AE**

FOR SALE



27,000 SQ FT
(2,508 SQ M)

FREEHOLD (with Vacant Possession)
Warehouse and Yard

**Lambert
Smith
Hampton**

Station Business Park, CREDITON, Devon EX17 6AE

Description

The subject property is available on a freehold basis with vacant possession. It comprises warehouse/office premises, currently used as the headquarters of a local removals and self-storage company.

It provides a mixture of warehouse and office accommodation, arranged over ground and first floors. The site measures approximately 3.46 acres in total, with secure yard space currently part used for container storage.

ACCOMMODATION	Sq Ft	Sq M
Warehouse	25,000	2,322
Offices	2,000	186
TOTAL	27,000	2,508

Specification

- Freehold sale
- Warehousing/storage and offices
- Site of 3.457 acres (1.399 hectares)
- Secure yard
- Potential for alternative uses (STTP)

Location

The property is conveniently located adjacent to the A377 in the village of Lapford, approximately 9.5 miles north west of Crediton, providing easy access to the county of Devon and onwards via the nearby M5 and wider motorway network.

EPC

Available on request.

Terms

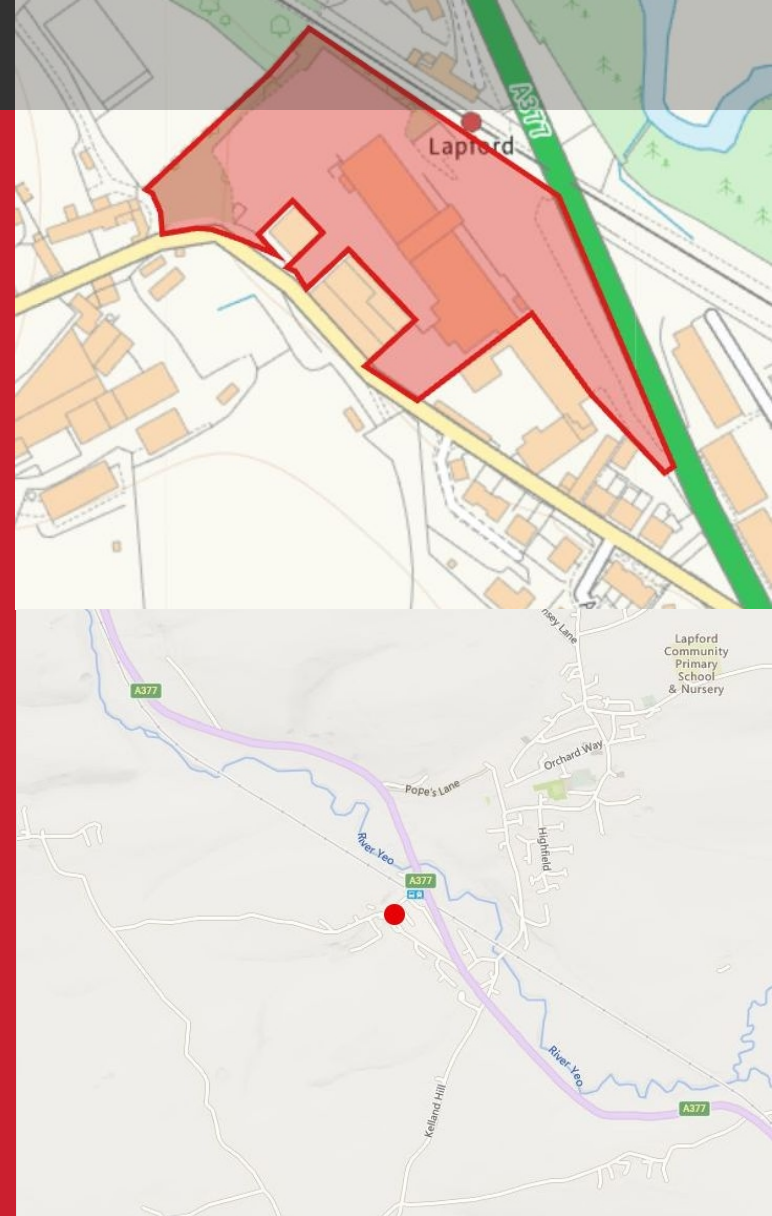
Offers invited for the freehold interest.

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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