



Turner Locker
Commercial Property Consultants

EXETER

King Edward Street

Former Speed Superbikes Centre
EX4 4NY



TO LET

WORKSHOP: Approx; 322 sqm (3,466 sqft)

With Office & wash-room/toilet.

Equipped with;- ramp & spray-booth- 3-phase electric supply
compressor & air line.

Mezzanine store- 40 sqm (430 sqft)

Front forecourt & rear outside storage space.

LOCATION & DESCRIPTION:

This industrial workshop / warehouse premises is situated at the end of King Edward Street adjacent to Snow & Stephens Garage, just off the Cowley Bridge Road. It is close to St Davids mainline railway station, and has easy access to the city centre.

Most recently premises were occupied by the Speed Superbikes Centre.

ACCOMMODATION:

Approx measurements:

Workshop: Accessed by large full height sliding doors,

Gross Internal; 35.7m x 9.2m = 322 sqm (3,466 sqft)

Approx eaves height of 5m, sealed concrete floor.

Mezzanine Store: 8.38m x 4.8m = 40 sq m (430 sq ft)

Outside there is a parking forecourt to the front of the unit and an outside storage at the rear adjacent to the railway line.



RENTAL:

New lease of negotiable term is offered, commencing rental of £17,500 pa on internal repairing and insuring terms.

BUSINESS RATES:

From VOA Website.

Rateable Value; £9,000 Approx Payable, 2010/11- £3,744

TURNER LOCKER

Southernhay Lodge

Barnfield Crescent

Exeter

EX1 1JG

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Outside area

SUBJECT TO CONTRACT

Important: *These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.*