



# Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

tel: 01392 201 202  
fax: 01392 20 20 44

email: [management@turner-locker.co.uk](mailto:management@turner-locker.co.uk)  
web: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

## MODERN WAREHOUSE TO LET

Thorne Cross Farm  
Cheriton Bishop  
EX6 6HA



253 sq.m

2,722 square feet

Work shop premises with yard space



## DESCRIPTION

These modern business premises are constructed with steel portal frames with low maintenance plastisol profiled steel clad elevations and roof incorporating translucent roof lights. Internally, the elevations have concrete block walls to a height of 1.65m (5'3") with insulated profiled panelling above. The natural daylight is supplemented by energy efficient LED lighting.

The premises benefit from an electric roller shutter door 4.4m (14'3") wide x 3.4m (11'0") high with a separate personnel door to the side.

Internally, the premises are 3.85m (12'6") to the underside of the haunch of the steel portal frame and have a maximum internal clearance height of 5.4m (17'6").

Single phase mains electricity is connected together with a mains water supply.

The utility services are separately metered.

N.B. There are no cloakroom facilities.

**Unit is 18.44m x 13.72m 253m<sup>2</sup> (2722 square feet).**

Externally on a concreted surfaced yard, there are four car parking spaces and an allocated area for loading at the front of the premises, loading (and storage / display purposes by agreement).

There is additional space to rent if required,

## TERMS:

A new contributory full repairing and insuring lease is available for a term to be agreed.

Each party to bear their own legal costs incurred with the transaction.

## RENT:

£10,950 per annum exclusive, vat is not applicable

**BUSINESS RATES:** Rateable value is £6,700

## ENERGY PERFORMANCE CERTIFICATE (EPC):

The premises have previously been in agricultural use and are currently exempt, being an unheated environment.







Viewing by appointment with **Turner Locker Barnfield** as letting agents for the building.

Tel: **01392 201 202**

Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

**SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE**

*Misrepresentation Act*

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