

ROCKBEARE QUARRY, EXETER, EX5 2HB

TO LET

UNITS 2 & 3

12,063 – 24,136 SQ FT (1,121 – 2,242 SQ M)

AVAILABLE INDIVIDUALLY OR COMBINED

ADDITIONAL YARD PLOTS ALSO AVAILABLE

Summary

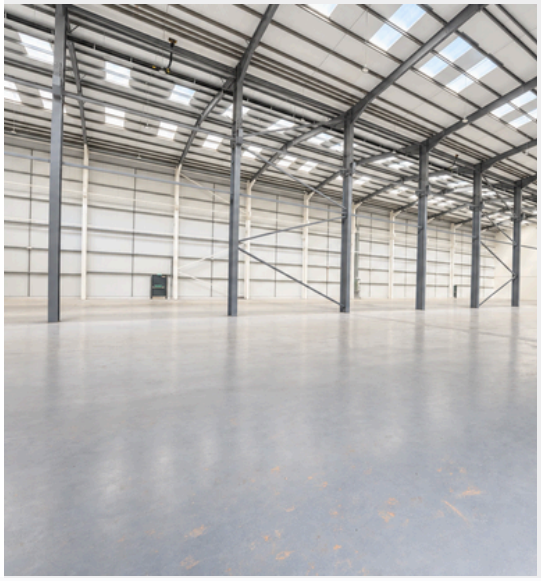
Rockbeare Quarry extends to circa 9.6 acres and is set in a former quarry. The site is well located in Exeter within close proximity to the A30 and M5 that provide access towards Bournemouth, Southampton, London and Bristol.

The scheme comprises four self-contained industrial units within the central block, each having it's own amenity block and loading access, with additional yard areas at the scheme available to let to augment external offering.

Units 2 & 3 are currently arranged as a single unit extending to 24,136 sq ft, but can easily be subdivided to offer from 12,063 sq ft as individual units.

The exceptional working heights offer the potential for mezzanine space, subject to tenant's requirements. Eaves heights extend to approximately 11.5m. The site is likely to appeal to industrial, warehousing, distribution and manufacturing occupiers.







Opportunity

Rockbeare Quarry provides an opportunity for prospective tenants to rent units 2 and 3 individually or as a combined unit. New leases will be formed on a full repairing and insuring basis. A low management charge is levied on a unit by unit basis to cover the maintenance and management of all common areas and services.

Terms

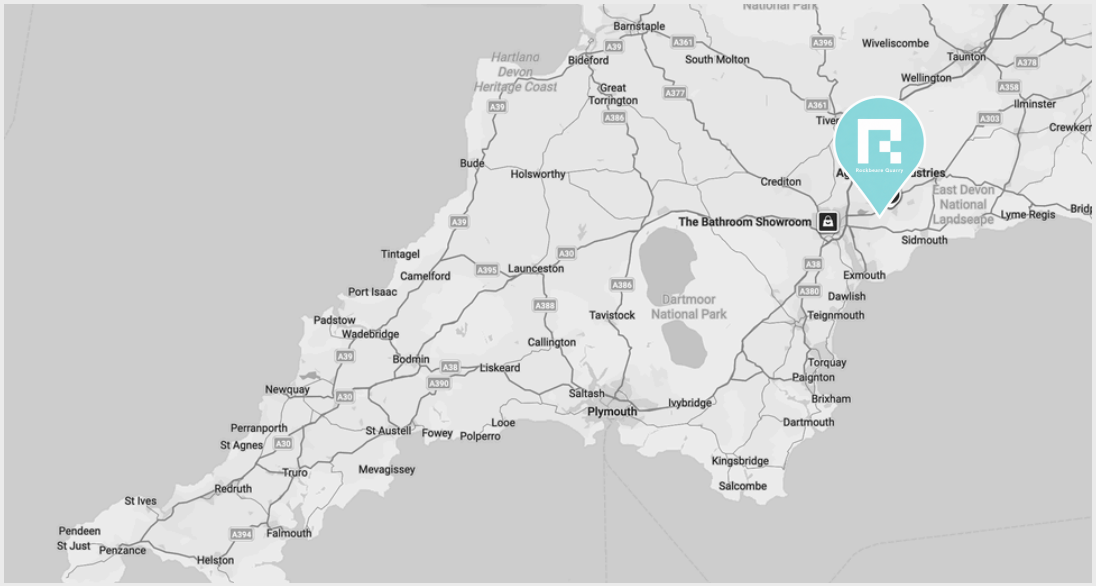
Available on a new full repairing and insuring lease, for a term of years to be agreed.

- VAT: VAT will be payable where applicable.
- Business Rates: Tenants are responsible directly to the local authority.
- Services: We understand that the property benefits from mains power and water, with on-site septic tank systems in relation to waste. Occupiers are advised to make their own further enquireis to establish condition, capacity and connectivity.
- Permitted Use: Industrial B2 and B8.

Connectivity

The A30 to the north of the site provides access to the M5 at Junction 29 that is situated 7 miles (8 minutes) to the west, providing easy access to Exeter and the wider UK motorway network.

- A30 — 0.7 miles | 2 minutes
- M5 Junction 29 — 7.7 miles | 12 minutes
- Exeter Airport — 6.4 miles | 10 minutes
- Exeter city centre — 12.2 miles | 25 minutes
- Plymouth — 56.8 miles | 1 hour 10 minutes
- Bristol — 83.4 miles | 1 hour 40 minutes
- Additional connections:
- Honiton — 9.7 miles | 15 minutes
- Taunton — 35.7 miles | 45 minutes





The Location

Rockbeare Quarry is located in the heart of south west England in the county of East Devon, the property is located 10.5 miles (16.8km) east of Exeter and 72 miles (115km) south west of Bristol city centre.

Rockbeare Quarry is situated on New Road and Telegraph Lane between Allercombe and West Hill, 0.7 miles (1.12 km) south of the A30.

The property is surrounded by a variety of industrial uses in the immediate vicinity. A host of local amenities can be found in the nearby historic town of Ottery St Mary, which provides both independent and national shops, pubs, restaurants and a Sainsbury's supermarket.

Units 2 & 3 – Available Accomodation

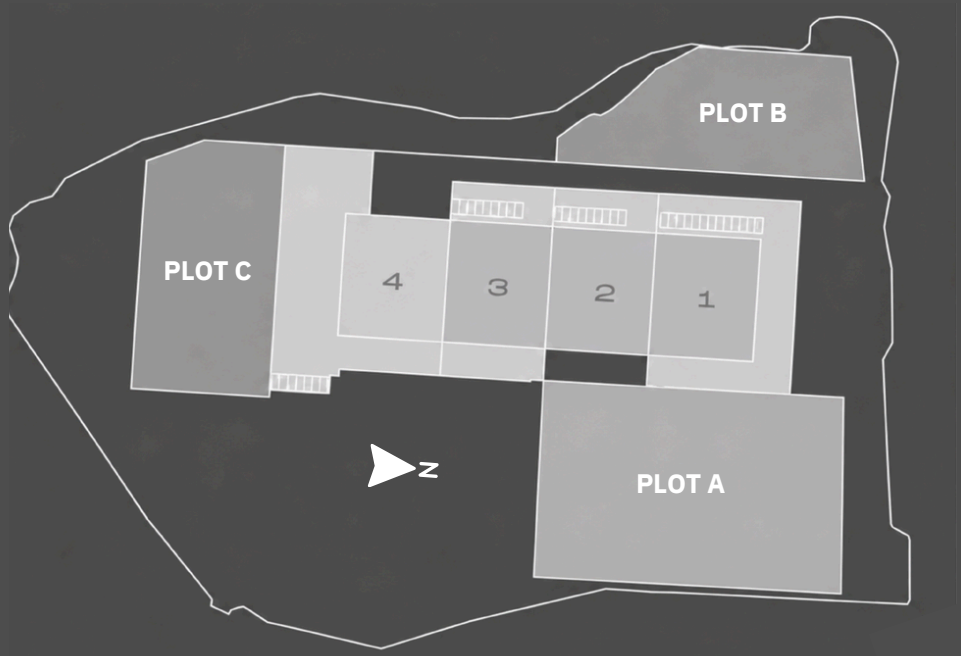
UNIT	SQFT	SQM	RENT PSF
1 (LET TO SBL LOGISTICS)	14,595	1,356	
2	12,073	1,121	£8.50 psf
3	12,063	1,120	£8.50 psf
4 (LET TO POUJOULAT)	12,243	1,137	
SEPARATE YARD PLOTS	Available separately or in conjunction with unit 2 or 3, pricing on application. 0.25 acres - 1.5 acres.		

Key Features

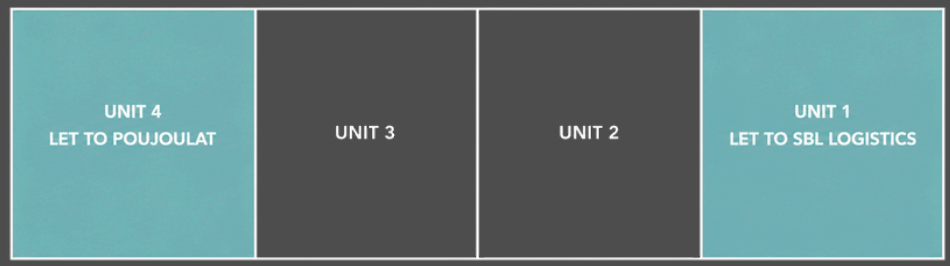
- 24 Flexible Access
- Floor Loading 50kN/m²
- Parking Available
- HGV Level Loading Doors
- Efficient Layouts
- Eaves Height 11.5m
- Newly Developed
- EPC Rating B

Site Plan

UNITS 2 AND 3 ARE AVAILABLE INDIVIDUALLY OR IN COMBINATION TO PROVIDE A TOTAL OF 24,136 SQ FT.



Floor Plan



All plans and drawings are indicative only and do not represent a commitment on behalf of the developer to provide all the amenities shown.



Disclaimer:
We have done our very best to provide information to you that is accurate and honest at the time of print. The information should not be relied upon as a basis to enter into any contractual purchase commitment.
Given the nature of any off plan development, the images have been computer generated and are for indicative and illustrative purposes only. The specification included may change during the course of the construction period and could be subject to market conditions, such as availability of materials.
If there is anything you are uncertain about, please raise a query in writing with your solicitor.

Further Information

Rockbeare Quarry, Exeter, EX5 2HB

Should you require further information or wish to view the property please contact:

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