

NEW BUILD OFFICE / CLINIC / NURSERY

Exeter

alder king

PROPERTY CONSULTANTS



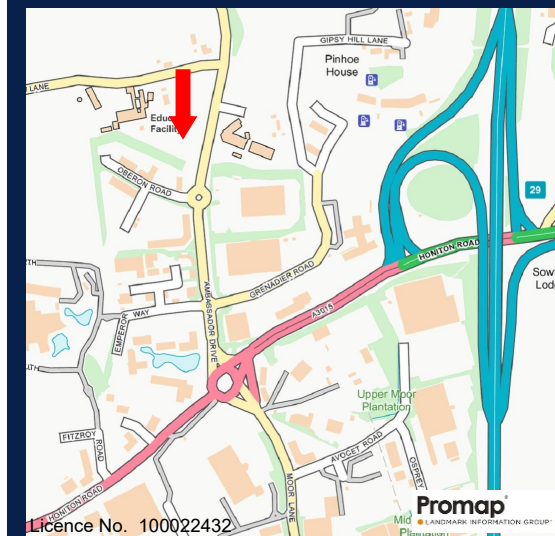
OUTLINE PLANNING FOR B1 AND D1 USE GRANTED

Cumberland Way
Exeter
EX1 3RW

Available in whole or part.

481 m - 1,943 m²
(5,176 - 20,919 sq ft)

97 parking spaces in total.



New Build, Office, Clinic and Nursery Space, Cumberland Way, Exeter, EX1 3RW

Location

Siting within Exeter Business Park, the building will benefit from excellent links to Junction 29 of the M5 and A30.

Pinhoe Station is located less than 1 mile away. Bus links are available from Cumberland Way and Honiton Road, where the park & ride is situated.

Nearby occupiers include the Met Office, Devon College, Ashfords Solicitors, and LV=.

Description

Outline Planning has been granted for B1 and D1 uses . REF 19/1095/OUT. The building is therefore suitable for a variety of uses including office, clinics, health centres, crèches and nurseries.

Terms

Quoting rent £22.50 psf.

Services

We are advised that all main services will be connected to the premises.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

Endeavour House
Pynes Hill
Exeter
Ex2 5WH

www.alderking.com

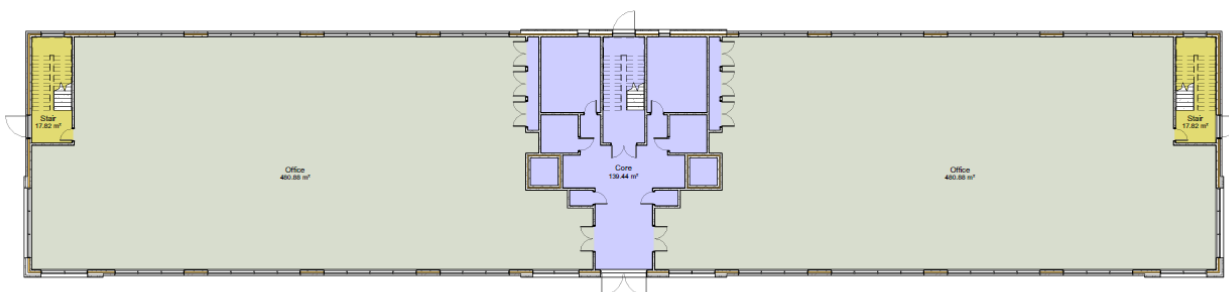
Noel Stevens

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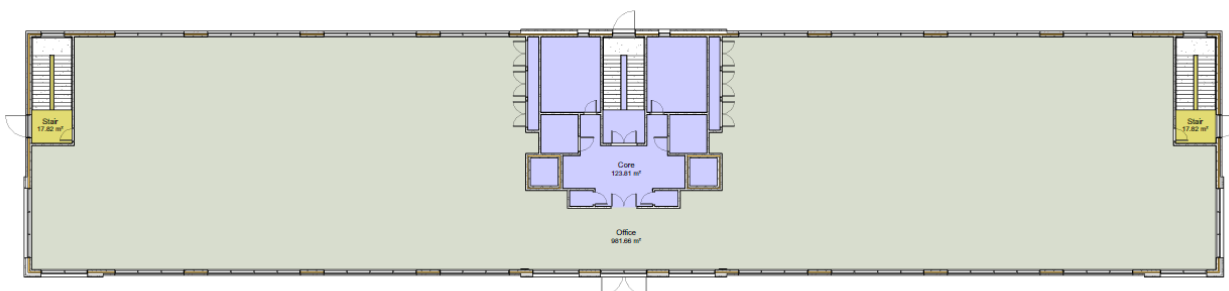
nstevens@alderking.com

Ref: NS/JAS/92553

Date: Sep 2020



Ground Floor



First Floor

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