



For Sale

Freehold storage / industrial premises

- Development potential STPP
- Excellent access to the A38
- Rare freehold investment
- Fully let and income producing
- 0.27 hectares (0.66 acres)
- Vacant possession can be agreed

Units 1-3

Manor Mills, South Brent, TQ10 9JD

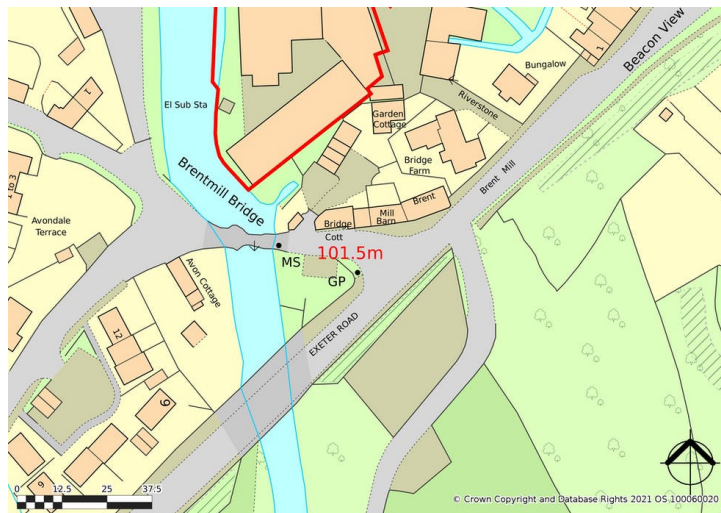
14,549 sq ft

1,351.65 sq m

Reference: #82482

Units 1-3

Manor Mills, South Brent, TQ10 9JD



Summary

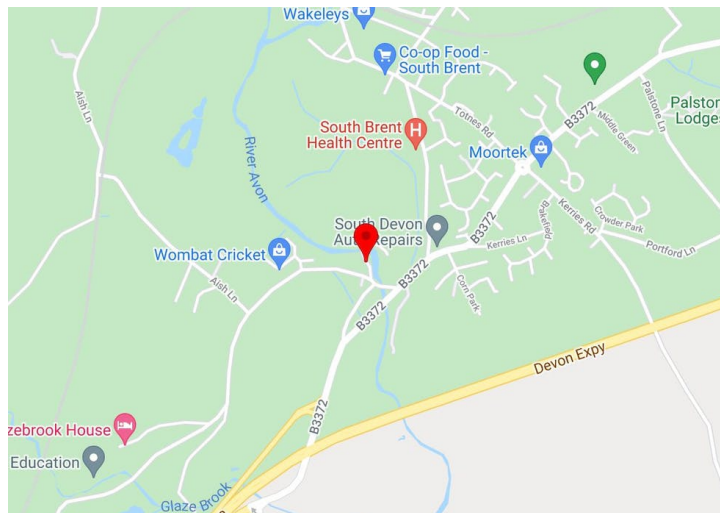
Available Size	14,549 sq ft / 1,351.65 sq m
Rates Payable	£22,961.15 per annum
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Rare opportunity to purchase a freehold industrial site. The property comprises warehouse / storage accommodation with offices arranged over 0.27 hectares (0.66 acres). The accommodation is arranged over three buildings connected via a central canopied area. The buildings to the south and west of the site are provided as storage facilities and the building to the north east is mainly utilised as offices. The buildings are primarily of blockwork construction with rendered and painted elevations and profile metal roofs.

Location

The property is located to the west side of the village of South Brent, close to the A38 Devon Expressway. Plymouth is 17 miles to the west and Exeter is 29 miles to the north east. The property is situated north of Exeter Road, with direct access provided via a shared private roadway.



Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Building - Office	3,572	331.85	Available
Building - Safe House	5,706	530.10	Available
Building - Warehouse	5,271	489.69	Available
Total	14,549	1,351.64	

Viewings

Viewings strictly by appointment with the sole agents.

Terms

The property is available by way of freehold sale, with vacant possession or as a going concern with short term tenancies in place. Guide price of £950,000.

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