



HARRISON
LAVERS &
POTBURY'S

Unit 21a,
Alexandria Industrial Estate,
Sidmouth
EX10 9HL

£650 PCM inc VAT

A MODERN, LIGHT INDUSTRIAL UNIT.

Located on this popular industrial estate, the unit has the benefit of an electrically operated roller shutter door and is presently arranged as a workshop/store together with an office, but could readily be adapted to suit individual requirements.

The accommodation with approximate dimensions comprises:

WORKSHOP/STORE 22'6 X 14'9. Strip lighting. Electrically operated roller shutter door.

Door to:

OFFICE 14'9 X 7' Electric wall heater.

EXTERIOR Communal yard/parking.

The property has the benefit of communal facilities comprising kitchenette and WC.

LEASE New 3 year lease with rolling 6 months tenants break clause. Landlord responsible for the structure /exterior and the insurance of the building. Tenant responsible for interior.

SERVICES Single phase electricity, water and drainage. WiFi is available.

RENT £650 per calendar month including VAT and business rates when applicable.

SERVICE CHARGE £15 per month

REF: DHS02573

VIEWING Strictly by appointment with the agents.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



www.harrisonlavers.com

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