

# To Let

## Office / Workshop Premises with Secure Parking



**62A Whipton Village Road, Whipton,  
Exeter, EX4 8AW**

**Location:**

This workshop / office premises is situated in the residential district of Whipton at the rear of Whipton Eye Centre and Celebrations. Whipton Village Road is situated off Pinhoe Road, approximately 2 miles from central Exeter. There are a number of independent retailers nearby and a small parade of shops opposite including Corals Bookmakers.

**Description:**

This single storey property offers office / workshop or storage accommodation extending to 717 square feet (66.63 square metres). The accommodation is presented in good order and is arranged in two areas; the smaller room measures 154 square feet (14.31 square metres) and is accessed via a single door, whilst the larger room extends to 563 square feet (52.28 square metres) and is accessed via double entrance doors (1.77m width with 2.13m height). There is an inter-connecting door between these two offices / workshops. The property benefits from night storage heating, strip lighting, carpets, ample power points, an alarm and CCTV. The current tenant has recently installed a new hot water boiler and this could be left if required by a new tenant. There is also a basic kitchen area, along with toilet facility. The minimum ceiling height is 2.04 metres.

To the side of the property there is a yard for parking 1 / 2 vehicles which is accessed by a secure gate to the side of the Whipton Eye Centre.

**Business Rates:**

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value:	£3,200
Rates Payable for 2011 / 2012:	£1,385

**Terms:**

The premises are available on a new Full Repairing and Insuring lease for a term to be negotiated at a commencing rental from £4,950 per annum exclusive.

**VAT:**

We understand that VAT is not applicable to the rent.

**Energy Performance Certificate (EPC):**

An EPC has been requested for this property and further details are available on request.

**Legal Costs:**

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

**Viewing:**

For further information, or to view the premises, please contact Mark Beskeen at Haarer Goss.

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**Location Plans – 62A Whipton Village Road, Exeter**

