

# FOR SALE - OFFICE BUILDING WITH GARAGE & YARD

## Exeter

**alder king**

PROPERTY CONSULTANTS



### MODERN OFFICE BUILDING WITH RE- DEVELOPMENT POTENTIAL (STP)

1-5 Lower Avenue  
Exeter  
EX1 2PR

2,785 sq ft  
(258 sq m) net approx

Gated rear yard/ parking  
Integrated garage



# 1-5 Lower Avenue, Heavitree, Exeter EX1 2PR

## Location

The property is located on Lower Avenue, a residential street in the popular neighbourhood of Heavitree. Accessed via Ladysmith Road from the north and Goldsmith Road from the south, the property lies equidistant between Pinhoe Road and Fore Street, Heavitree, providing two principal arterial routes into the town centre. Heavitree provides a wide range of local amenities, and easy access to the City Centre approximately 1km to the east, and the A30/A38 dual carriageways and two junctions of the M5 motorway to the west.



## Description

1-5 Lower Avenue comprises an end of terrace period building providing modern office accommodation over ground and first floor. The Property is assumed to originally have comprised two residential dwellings and has subsequently been converted to office use. The front elevation incorporates bay windows, two personnel entrance doors and a roller shutter door leading to an integrated garage. The rear elevation also incorporates a

roller shutter door leading to a rear yard - currently used for parking, however with potential to form two gardens (subject to the necessary planning consents). Internally the property is fitted out as modern office accommodation providing cellular and open plan offices and meeting rooms comprising carpeted floors, surface mounted lighting and gas central heating, in addition to suspended ceilings, kitchen and WC facilities at ground floor level.

## Accommodation

Area	Sq ft	Sq m
Ground floor - Offices, WCs	781	72.6
Ground floor - integral garage (front and rear access)	(539)	(50.1)
First floor - Offices	2,004	186.1
<b>TOTAL</b>	<b>2,785</b>	<b>258.7</b>

The above measurements are approximate Net Internal Areas. The property comprises an approximate Gross Internal Area of 384.5 sq m (4,139 sq ft).

## Parking

The property provides a rear gated yard suitable for parking and accessed via the integrated garage in addition to a side lane.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy

themselves independently as to the state and condition of such items.

## Planning

We understand the property currently benefits from established planning consent for offices, but all interested parties should make their own enquiries to the Planning Department of Exeter City Council Tel: 01392 277888 or [www.exeter.gov.uk](http://www.exeter.gov.uk).

## Legal Costs

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

## Price

Offers above £400,000 are invited for the freehold interest.

## Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The energy performance certificate rating is D (90) The full certificate and recommendations can be provided on request.

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## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## 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.



## Viewing Arrangements

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

## Alder King Property Consultants

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