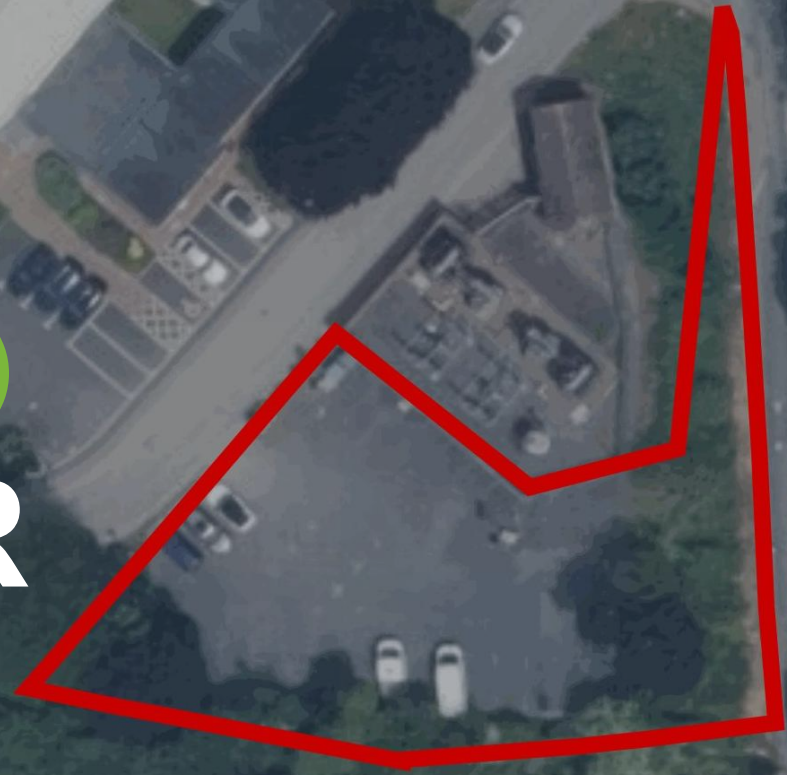




TO LET (SHORT-TERM) DEVELOPMENT OR OPEN STORAGE

Opposite Roman Yard, Stenson Avenue, EX4 8JT

Available as a whole – 0.33 acres (0.13 ha).



Key Details

Location

Located off Chancel Lane on Stemson Avenue, Pinhoe, the site benefits from excellent road links to M5 & A30 and is located close to amenities.

Pinhoe railway station is within walking distance.

Description

The serviced 0.33-acre site was previously used as overflow parking for the former Roman House premises, now known as Roman Yard. It provides circa 30 marked parking spaces and is surfaced with tarmac.



Rent | Terms

Rent

The site is available by way of a new Full Repairing and Insuring lease on a short-term let basis only.

Quoting rent: £18,000 per annum + VAT.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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



Danielle Sendra
01392 353083
07827 841902
Dsendra@alderking.com



Noel Stevens
01392 353093
07974 156869
Nstevens@alderking.com

AK Ref: 101654/DS Date: Oct 2025 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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