



Units 1 & 2 The Fireworks
Weycroft Avenue
Axminster
Devon
EX13 5HU

**Two industrial
units to let**

- Refurbished industrial units on established trading estate.
- G.I.As: Unit 1 331.75 Sq M (3,570 Sq ft) & Unit 2 361.25 Sq M (3,887 Sq ft).
- Each unit comes with a front yard for parking and storage.
- 1 mile to Axminster town centre.

LOCATION

Units 1 & 2 The Fireworks are located on an established industrial estate 1 miles from Axminster and 6.5 miles from Chard.

Nearby occupiers include Axminster Tools, Screwfix and Axminster kitchens.

DESCRIPTION

Units 1 & 2 are currently being refurbished with profile metal cladding to elevations, plastic coated pedestrian security doors to the front and fire exits to the rear to be constructed. Both units will have electric roller shutter doors, concrete floors, LED lighting, WC facilities and kitchenettes.

Each unit will have a concrete apron to front for unloading with the remainder of the yard which can be enclosed for storage and parking.

Unit 1 - G.I.A of 331.75 Sq M (3,570 Sq ft)

End of terrace industrial unit with a depth of 25.00m and a width 13.27m. Minimum eaves height of 6.51m and a maximum of 7.76m.

Plastic coated electric roller shutter door with a width of 4.05m and a height of 4.95m.

Unit 2 - G.I.A of 361.25 Sq M (3,887 Sq ft)

Mid of terrace industrial unit with a depth of 25.00m and a width 14.45m. Minimum eaves height of 6.51m and a maximum of 7.76m.

Plastic coated electric roller shutter door with a width of 4.00m and a height of 4.95m.

TENURE & RENTAL

Available to let on new leases with flexible terms to be agreed at the following quoting rents:

Unit 1: £20,000 per annum plus VAT.

Unit 2: £20,000 per annum plus VAT.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

BUSINESS RATES

The units have not been separately assessed at this time. For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

EPC

Rated C.

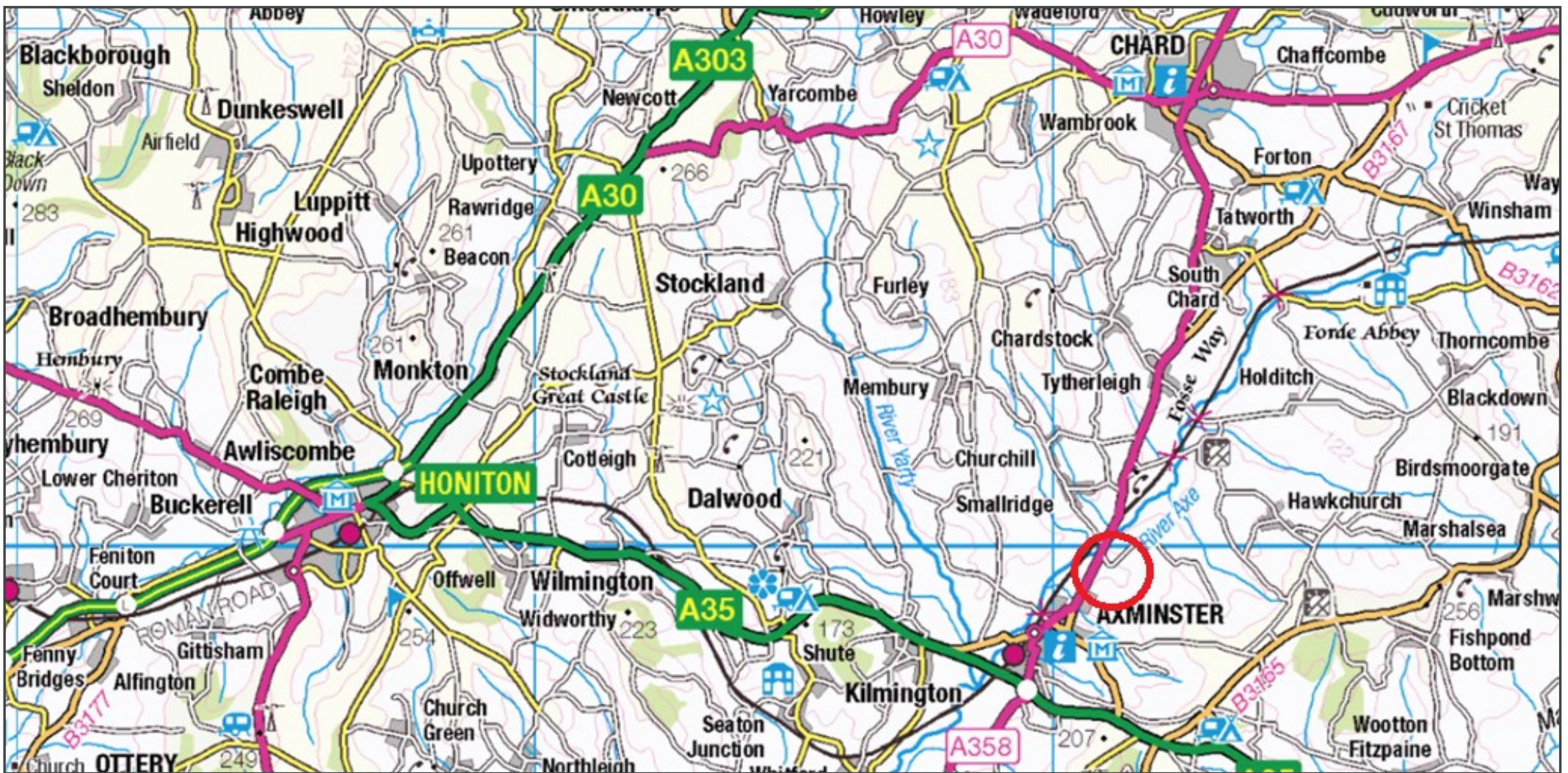


- Smoke Detector with sounder
- Heat Detector with sounder
- Sounder
- Emergency light exit
- Emergency light box with direction
- Manual alarm pull



Unit 1

Unit 2



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

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IMPORTANT INFORMATION

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