

**Grainstore, Kingsland Barton,
Nadder Lane, South Molton,
Devon. EX36 4HP**

Status: Let

Price: Confidential Agreement

**Ideal storage space close Link
Road**

- 2700 sq ft (250m²) Warehouse
- Convenient to Link Road
- Good parking & lorry access
- Rent only £3.88 psf
- 3 phase power (45% solar panels)
- Available immediately

Ref: UW846

SOLE LETTING AGENTS

GENERALLY

A substantial Commercial Building offering 2700 sq ft (250m²) clear - span space ideal for warehousing. Approx. dimensions 90' (27.7m) x 30' (9.2m). Potential to install internal partitioning and increase space by adding a mezzanine. 3 phase electricity (45% from solar panels), NEW LED lighting throughout. Large sliding doors and personal doors each end of the building giving

good access facilities. Extensive car parking including articulated lorry turning and good access to the Highway. Eaves height 16'. Currently no WC or water facilities but landlord may consider installing if required. Dry & secure.

The Building is located only five minutes or so from South Molton and thus access to the A361 Link Road is convenient. Both the M5 Motorway (East) and A39 Atlantic Highway (West) are within comfortable reach.