

Aaron Fox



TO LET

**UNIT 4 HENNOCK HOUSE
HENNOCK ROAD
MARSH BARTON TRADING ESTATE
EXETER**

300 M2 (3230 SQ FT)
WORKSHOP/WAREHOUSE ACCOMMODATION
(Ref: 0230)

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

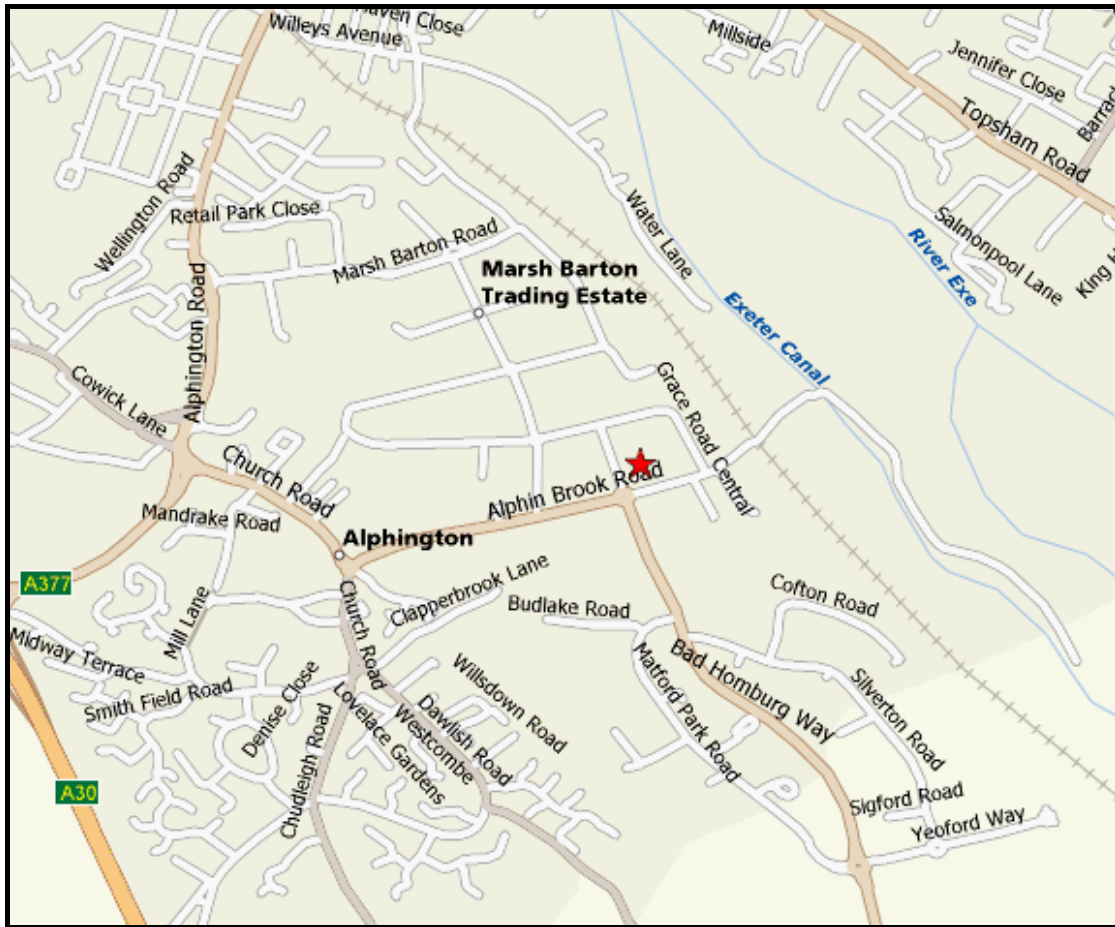
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- LOCATION:** The property is situated on the Marsh Barton Trading Estate in Hennock Road some 4km south of the City Centre. The estate is Exeter's principle business location with good links to the M5 via junction 30 and the A380 trunk road giving access to Plymouth.
- DESCRIPTION:** The premises comprise a mid-terrace workshop/storage unit constructed of block with steel portal frame under an apexed roof incorporating translucent panels. The elevation is of brick with the front incorporating a full height vehicle loading door together with separate pedestrian access and window.
- Externally there is a shared concrete forecourt with allocated parking and HGV access.
- ACCOMMODATION:**
- | | Imperial | Metric |
|------------|------------|---------------------|
| Unit width | 36'9" | 11.19m |
| depth | 78' | 23.78m |
| mezzanine | 372 sq ft | 34.57m ² |
| Total GIA | 3230 sq ft | 300 m ² |
- LEASE:** The property is available to let by way of a new 6-year lease incorporating 3 yearly reviews.
- RENT:** An ingoing rent of £14,000 p.a. (£4.33 p.s.f.) in sought.
- RATES:** We have gained the following information via the valuation via the valuation office web site: **YOU ARE ADVISED TO CHECK.**
- Rateable Value: £12,000 p.a.
Rates Payable: £5,328 p.a. (07/08 x 44.4p)
- VAT:** All figures are plus VAT where chargeable.
- LEGAL COSTS:** Each party is to bear their own legal costs.
- VIEWING:** Via Aaron Fox ref Adam Parsons. Mobile: 07808 473248

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