

Aaron Fox

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Approximately 237.09 sq.m. (2,552 sq.ft.)

**3 DEVON UNITS
BUDLAKE ROAD
MARSH BARTON TRADING ESTATE
EXETER
EX2 8PY**



Ref 0271

01392 204303

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

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SITUATION AND DESCRIPTION

The Marsh Barton Trading Estate is Exeter's principle business location. The position is convenient and central, some 4km south of the city centre with good access to Junction 30 of the M5 motorway, some 6 km distant. Plymouth is some 80 km to the south via the A38 Devon Expressway.

The entire development comprises 2 terraces of similar units with a shared concrete yard to the front that provides access, loading and turning. The unit comprises a mid terraced property constructed in block with concrete portal frame and part clad & brick elevations under an apexed insulated sheet profile steel roof incorporating translucent panels. There is a small internal block built office section to the front together with full height loading door.

ACCOMMODATION

	Imperial	Metric
Unit Depth	74'9"	22.77m
Unit Width	29'8"	9.03m.
Total G/F	2310 sq.ft.	214.64 sq.m.
1 st Floor office	242 sq.ft.	22.45 sq.m.
TOTAL	2,552 sq.ft.	237.09 sq.m.

SPECIFICATION

- Full height vehicle loading door
- Eaves height (to underside of roof) 18'9"
5.7m
- Front 2 storey office section with G/F showroom area
- Internal W/C

EXTERNALLY

A loading ramp together with communal allocated parking area. (4 spaces)

LEASE

To let on a new lease, term to be agreed @ **£14,000 p.a.** (£5.48 p.s.f)

RATES

We have gained the following information via the valuation Office web site:

YOU ARE ADVISED TO CHECK

Rateable Value: £12,500

Rates Payable £5,412 (x 43.34p 11/12)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been applied for

VAT

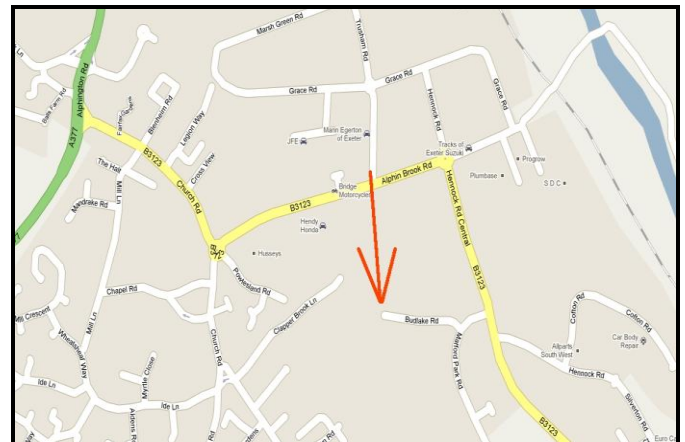
VAT is chargeable where applicable.

LEGAL COSTS

Each party are to bear their own legal costs.

SERVICE CHARGE

The service charge for year ending 24th March 2012 this property was £888 and the buildings insurance £177



VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons (07808 473248)

Aaron Fox

Email: adamparsons@aaronfox.co.uk

Tel: - 01392 204303 Web: - www.aaronfox.co.uk

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