

# Aaron Fox



## **TO LET**

**2 TEKOA UNITS  
ALPHINBROOK ROAD  
MARSH BARTON TRADING ESTATE  
EXETER**

**33.69 SQ. M (362 SQ. FT)**

**(0274)**

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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**LOCATION:** The property is situated on the Marsh Barton Trading Estate, Exeter's principle business location approximately 4 km south of the city centre.

**DESCRIPTION:** The entire premises comprise a former depot, which has been subsequently sub-divided to form a range of units. Unit 2 is part of the flat roofed office section fronting Alphinbrook Road.

The unit is constructed of block with part glazed and plastic profile elevations. Internally there is a single w/c whilst externally there is a small forecourt.

**ACCOMMODATION:**

	Imperial	Metric
Total Net Internal Area	362 sq. ft	33.69 m2

**LEASE:** The property is available by way of a new 3 year lease.

**RENT:** An ingoing rental of £4,000 p.a.

**RATES:** We have gained the following information via the Valuation Office Web Site: **YOU ARE ADVISED TO CHECK.**

Rateable Value: £3,750.00

Rates Payable: £1,732.50 (x 46.2p 08/09)

**LEGAL COSTS:** Each party are to bear their own legal costs.

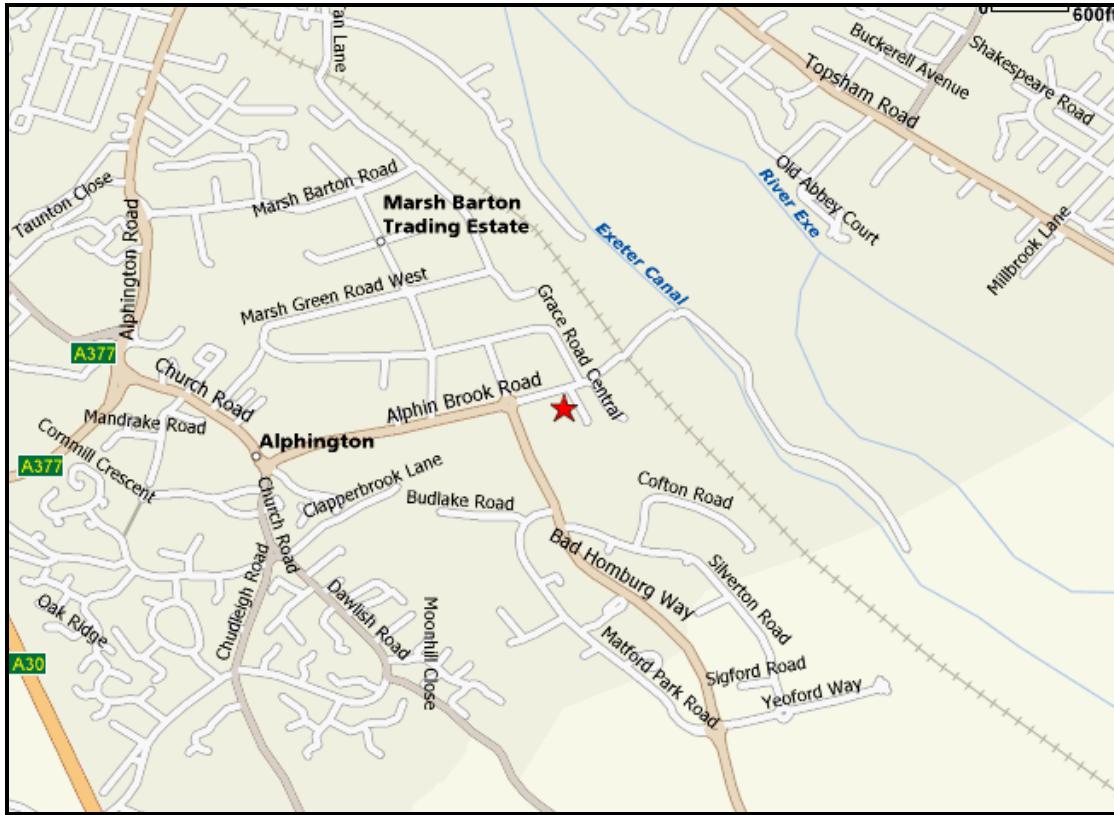
**VAT:** All figures quoted are plus VAT where chargeable.

**VIEWING:** Strictly by landlords agents, Aaron Fox, reference Adam Parsons FRICS. Mobile: 07808 473248.

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