

Aaron Fox

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Approximately 107.64 sq.m. (1,158 sq.ft.)

**5 DEVON UNITS
BUDLAKE ROAD
MARSH BARTON TRADING ESTATE
EXETER**



Ref 0275

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	44'5"	13.54 m.
Unit Width	26'	7.95 m.
TOTAL	1,158 sq.ft.	107.64 sq.m.

SPECIFICATION

- Full height vehicle loading door
- Eaves height (to underside of roof) 18'9"
5.7m
- Front office section
- Internal W/C

EXTERNALLY

A loading ramp together with communal allocated parking area. (2 spaces)

LEASE

To let on a new lease, term to be agreed @ **£8,500 p.a.** (£7.34 p.s.f.) In the case of a lease of 3 years or more the rent to be **£7,375 p.a.** (£6.36 p.s.f.)

RATES

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

YOU ARE ADVISED TO CHECK

Rateable Value: £7,500

Rates Payable £3,052.50p (x 41.4p 10/11)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been applied for

VAT

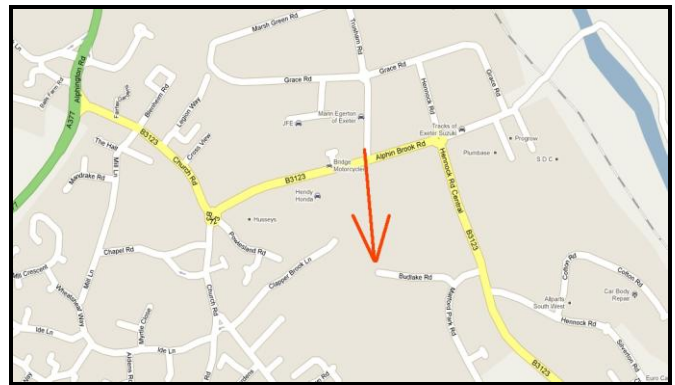
VAT is chargeable where applicable.

LEGAL COSTS

Each party are to bear their own legal costs.

SERVICE CHARGE

The service charge for year ending 24th March 2011 this property was £414



VIEWING

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

Email: adamparsons@aaronfox.co.uk

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

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

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