

# Aaron Fox

## TO LET / FOR SALE

### INDUSTRIAL/WAREHOUSE PREMISES

Approximately 308.24 sq.m. (3,316 sq.ft.)

**1 ROOSEVELT PARK  
GRACE ROAD  
MARSH BARTON TRADING ESTATE  
EXETER**



Ref 0297

**01392 204303**

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

# Aaron Fox

## 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 a terrace of 5 similar units with a shared concrete yard to the front that provides access, loading and turning. The unit comprises an end terraced property constructed in block with concrete portal frame and rendered elevations under an apexed corrugated fibre cement asbestos sheet roof incorporating translucent panels. There is a flat roofed office section to the front together with full height loading door.

## ACCOMMODATION

	Imperial	Metric
Unit Depth	89'10"	27.4 m
Unit Width	31'2"	9.5 m
Warehouse	2,615 sq.ft.	242.96 sq.m.
Office/Welfare	702 sq.ft.	65.28 sq.m.
TOTAL	3,316 sq.ft.	308.24 sq.m.

## SPECIFICATION

- Full height vehicle loading door
- Suspended fluorescent lighting
- Front office section
- Male and Female W/C

## EXTERNALLY

A loading ramp together with communal allocated parking area.

## LEASE

A new 9 years lease is offered incorporating 3 yearly reviews. The lease is to be taken outside the security of tenure provisions of The Landlord & Tenant Act 1954 Pt II

## RATES

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

### YOU ARE ADVISED TO CHECK

Rateable Value: £16,500

Rates Payable £6,831 (x 41.4p 10/11)

## RENT

A rental of £15,800 p.a. (£4.76 p.s.f.) is sought.

## PRICE

The freehold interest is available at £190,000 (£57.29 p.s.f)

## SERVICES

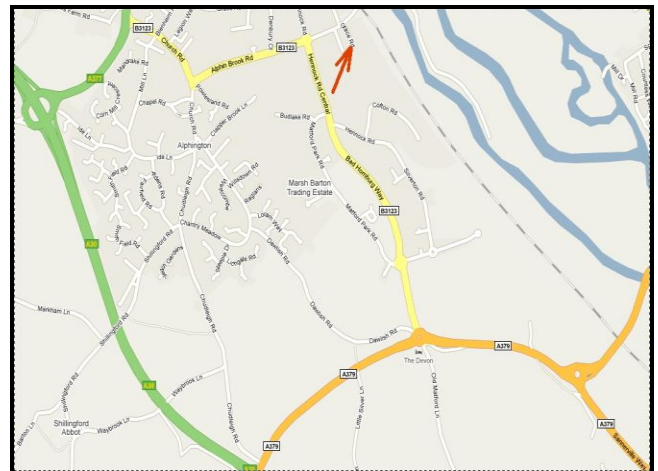
Mains water, drainage and gas are available.

## VAT

VAT is chargeable where applicable.

## LEGAL COSTS

Each party are to bear their own legal costs.



## 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](mailto:adamparsons@aaronfox.co.uk)

Tel: - 01392 204303 Web: - [www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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

**Property Misdescriptions Act:** For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.