

Aaron Fox



TO LET/FOR SALE

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

**3316 SQ. FT (308.24 M2)
WAREHOUSE ACCOMMODATION**

Ref: 0297

01392 204303

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

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LOCATION: The premises are situated on Grace Road South. Marsh Barton Trading Estate is Exeter's principle business location, approximately 4 km south of the City Centre. The estate has good access to the M5 Motorway via junction 30 of the M5.

DESCRIPTION: The property comprises an end terraced unit in block of 4 similar properties. The construction is of concrete portal frame with block walls under a pitched asbestos cement sheet roof incorporating translucent panels. The elevations are of brick render and cladding with the front incorporating a full height vehicle door and flat roofed office. Externally there is a shared forecourt with ample HGV access and parking.

ACCOMMODATION:

	Metric	Imperial
Unit Depth	27.4 m	89'10"
Width	9.5 m	31'2"
Ground Floor Office	30.6 m ²	329 ft ²
1 st Floor Office	17.34 m ²	186 ft ²
Total GIA	308.24 m ²	3316 ft ²

LEASE: A new 9 year lease is offered on full repairing and insuring terms subject to 3 yearly reviews. The lease is to be taken outside the security of tenure provisions of the Landlord & Tenant Act 1954 Pt II.

RENT: An ingoing rental of £14,800 p.a. (£4.46 p.s.f.)

PRICE: The freehold interest is available at a price of £265,000 (£80 p.s.f.)

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RATES: We have gained the following information via the valuation office web site: YOU ARE ADVISED TO CHECK.

Rateable Value: £12,500

Rates Payable: £5,775 (x 46.2p 08/09)

VAT: All figures quoted are plus VAT where chargeable.

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

VIEWING: Via vendor's agents, Aaron Fox, reference Adam Parsons. Mobile: 07808 473248 Office: 01392 204303



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