

Aaron Fox

TO LET

WAREHOUSE/STORAGE ACCOMMODATION

Approximately 889.45 sq.m. (9,574 sq.ft)

**NO 2 CHRISTOW ROAD
MARSH BARTON TRADING ESTATE
EXETER**



(Ref: 0314)

01392 204303

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

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SITUATION AND DESCRIPTION

The property is located on the Marsh Barton Trading Estate approximately 5 km east of the City Centre and some 4 km from junction 30 of the M5 motorway. The location is also close to the Exeter to Plymouth A38 Expressway.

The premises comprise a detached business unit constructed of block with steel portal frame and pitched roof incorporating translucent panels. Internally there is a small 2 storey office section with w/c and kitchenette. The warehouse area has suspended sodium and fluorescent lighting. Externally there is a front forecourt area with full height vehicle loading door.

ACCOMMODATION

Brief details of the accommodation and approximate dimensions are as follows: -

	Metric	Imperial
Unit Depth	42.74 m	140' 3"
Width	17.77 m	58' 4"
Office Section		
2 Floors	174.9 m ²	1883 sq ft
TOTAL GIA	889.45 m ²	9574 sq ft

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

SPECIFICATION

- * Min eaves 10' 6" 3.19 m
- * Suspended lighting
- * Office Section
- * Loading Door

LEASE

The entire property is available to lease by way of a new 3, 6 or 9 year lease incorporating a mid-term review.

RENT

An ongoing rental of £24,000 p.a. (£2.50 p.s.f.)

RATES

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

Rateable value: £26,500

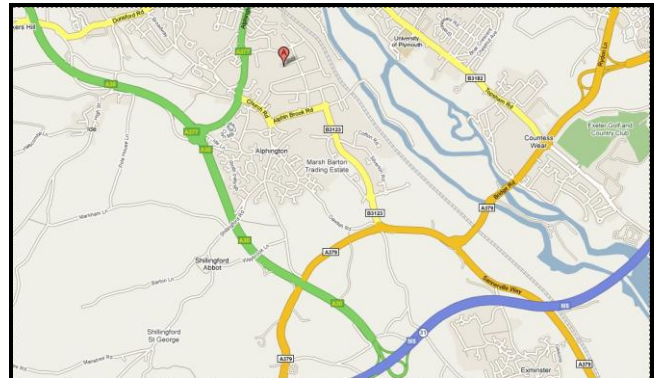
Rates payable: £12,852 (x 48.5p 2009/10)

LEGAL COSTS

Each party are to bear their own legal costs.

VAT

VAT is chargeable where applicable.



For identification only

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

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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.