

Aaron Fox

TO LET

WORKSHOP ACCOMMODATION WITH CAR PARKING & SKIP SPACE

Approximately 295.43 sq.m. (3,180 sq.ft)

**UNIT 12 PINBROOK UNITS
VENNY BRIDGE
EXETER**



Useful workshop space with an office and parking

01392 204303

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

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SITUATION AND DESCRIPTION

The premises form part of the Venny Bridge industrial area which forms part of Pinhoe this is to the West of the City, within easy access of the City centre and the M5 motorway (junction 29). The location is adjacent to the Pinhoe Road, one of the principle routes into the city and approximately 100m from the main Sainsbury' store in the area, the surrounding area is a mix of workshop, warehousing, trade counter and office.

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) line and is within walking distance of the central shopping area including the recently opened Princesshay development. Exeter airport is approximately 4 miles distance with regular national and international flights with Plymouth (approximately 50 miles distant) offering regular ferry crossings to Northern France and Spain.

The premises would suit a variety of uses including light manufacture/workshop.

ACCOMMODATION

Workshop / Industrial Unit

	Metric	Imperial
Unit Depth	13.57m	44'6"
Unit Width	18.31m	60'
Office	46.28 sq.m.	498 sq.ft.
TOTAL GIA	295.43 sq.m.	3,180 sq.ft.

Workshop access is via full height timber sliding doors to one gable end. Internally there is suspended fluorescent lighting and part translucent roofing panels, concrete floor, and power points. A communal front pedestrian access door together with a single office is provided

EXTERNALLY

The premises benefit from 3 reserved car parking spaces, together with an area of yard that can be used for the placement of a skip.

TENURE

The premises are available to lease on a new 6 year full repairing lease with a rent review at the end of the third year.

RENT

£12,500 per annum exclusive. (£3.93 p.s.f.)

SERVICE CHARGE

There is a contributory charge of £10 per week for CCTV coverage

RATES

We have gained the following information via the valuation office web site, although you are recommended to check.

Rateable Value £8,300
Rates Payable £3,834 p.a. (x 46.2p 2008 – 2009)

VAT

All figures quoted are plus VAT where chargeable

SERVICES

Mains services are available.

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

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