

Aaron Fox

TO LET

INDUSTRIAL PREMISES WITH OFFICES

Approximately 285 sq.m. (3,076 sq.ft.)

**UNIT 4 FAIROAKS INDUSTRIAL ESTATE
FAIROAK CLOSE, CLYST HONITON
EXETER AIRPORT, EXETER**



A substantial and well located Industrial / Trade counter premises that are suitable for a tenant who requires both industrial, warehouse or trade counter space plus offices with a good parking ratio.

01392 204303

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

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DESCRIPTION AND SITUATION

The Fair Oaks Industrial Estate occupies an easily accessible location approximately 2 miles from junction 29 of the M5 motorway, the Sowton Industrial Estate and the Exeter Business Park. Communications are good with quick and easy access also available to the adjacent A30 dual carriageway joining with the M5 Motorway at Exeter and Honiton and onto the M3 and into London.

The estate comprises a mix of light industrial/warehouse users together with some high tech manufacturers and service industries. The estate is generally well landscaped and offers an attractive environment with ease of communications. The premises offer flexible accommodation with a good office content in a sought after location and are suitable for a wide variety of potential users.

ACCOMMODATION

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

	Imperial	Metric
Unit Depth	44' 10''	11.77m
Unit Width	79' 8''	24.28m
Office section	744 sq.ft.	69.18 sq.m.
TOTAL	285 sq.m.	3,076 sq.ft.

Specification

- Air conditioned offices
- High profile position with glazed front elevation
- Full height vehicle access doors
- Minimum eaves 3.14m (10' 3'')
- Sodium Lighting to warehouse
- 8 designated car spaces
- Steel portal frame modern warehouse

LEASE

A new 6 year full repairing and insuring lease is available with a rent review at the end of the third year.

RATES

We have gained the following information via the Valuation Office web Site **YOU ARE ADVISED TO CHECK**

Rateable Value	£14,750
Rates Payable	£ 7,153 (x 48.5p 09/10)

RENT

An ongoing rental of £16,000 p.a. (£5.20 p.s.f.)

SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available.

VAT

All figures quoted are plus VAT where chargeable

LEGAL COSTS

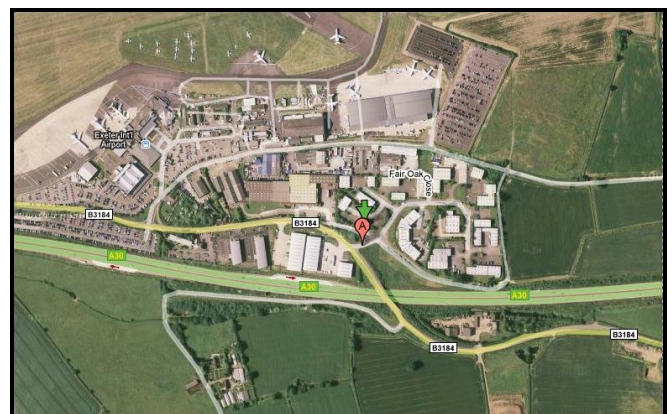
Each Party are to bear their own legal costs.

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



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