

Aaron Fox



TO LET

**9 TEKOA UNITS
ALPHINBROOK ROAD
MARSH BARTON TRADING ESTATE
EXETER**

**114.66 SQ. M (1234 SQ. FEET)
WORKSHOP/STORAGE ACCOMMODATION**

(Ref: 0360)

01392 204303

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

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LOCATION:

The property is situated on the Marsh Barton Trading Estate in Alphinbrook Road some 4km to the south of the City Centre. The estate is Exeter's principle business location with good links to the M5 motorway via Junctions 29 & 30 and the A380 trunk road giving access to Plymouth.

DESCRIPTION:

The property comprises a former depot which has been subsequently sub-divided to form a range of units.

The Unit occupies a position with access to Alphinbrook Road close to its junction with Hennock Road on the southern side of the estate just off one of the principle roundabouts.

Internally the accommodation comprises an L shape with suspended ceiling throughout incorporating inset fluorescent lighting. Three studwork offices have been constructed together with a kitchenette and single w/c. The unit is accessed via a full height sliding shutter door. Designated parking is provided within the service yard.

ACCOMMODATION:

| | Imperial | Metric |
|----------------|-------------|-----------|
| Workshop Total | 1234 sq. ft | 114.66 m2 |

LEASE:

The Unit is available to let by way of a new 6 year lease with mid-term break and review.

RENT:

An ingoing rental of £7,500 p.a. (£6.07 p.s.f.) is sought.

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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.

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RATES:

We have gained the following information from the Valuation Office Web Site – YOU ARE ADVISED TO CHECK.

Rateable Value: £5,300

Rates Payable: £2,448 (X 46.2p 08/09)

LEGAL COSTS:

Each party are to bear their own legal costs.

VAT:

All figures quoted are plus VAT where applicable.

VIEWING:

By appointment with the landlord's sole agents, Aaron Fox, reference **Adam Parsons**. Tel: 01392 204303. Mobile: 07808 473248.

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adamparsons@aaronfox.co.uk

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