

# Aaron Fox



**TO LET**

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

**227.41 SQ. M (2,448 SQ. FEET)  
WORKSHOP & OFFICE SPACE**

(Ref: 0359)

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://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 subdivided to form a range of units. Unit 1 forms approximately half the frontages of the offices fronting Alphinbrook Road with a full height HGV access door to the side.

The Unit is constructed of block with portal frame under a cement asbestos roof incorporating translucent panels. To the front there is a flat roofed office section with communal parking.

## ACCOMMODATION:

	Imperial	Metric
Offices	475 sq. ft	44.12 m2
Warehouse/workshop	1973 sq. ft	183.29 m2
TOTAL	2448 sq. ft	227.41 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 £15,000 p.a. (£6.12 p.s.f.) is sought.

## RATES:

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

Rateable Value: £9,500

Rates Payable: £4,389 (X 46.2p 08/09)

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## **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.

**Aaron Fox**

[adamparsons@aaronfox.co.uk](mailto:adamparsons@aaronfox.co.uk)

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