

Aaron Fox



TO LET

**UNIT 5 GLOUCESTER CRESCENT
HEATHPARK INDUSTRIAL ESTATE
HONITON**

**169.67 SQ. M (1825 SQ. FEET)
BUSINESS UNIT**

(Ref: 0363)

01392 204303

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

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LOCATION:

The Heathpark Industrial Estate is situated on the eastern side of the town and adjacent to the A30 trunk road connecting Exeter to London via the A303. The location is approximately some 15 miles east of Exeter.

DESCRIPTION:

The Gloucester Crescent comprises a recently completed scheme of small business units arranged in 4 terraces with shared yard and ample parking and HGV turning areas.

The unit is constructed in block with steel frame under an apexed sheet steel roof incorporating translucent panels. The elevations are brick and part clad with the front incorporating a full height vehicle access door and separate pedestrian entrance.

ACCOMMODATION:

	Imperial	Metric
Unit 2 Length	38'9"	11.71 m
Depth	47'5"	14.49 m
Total	1825 sq. ft	169.67 m2

TERMS:

The unit is available either to let on a new 9 year lease incorporating 3 yearly reviews at an initial rent of £10,000 p.a. (£5.47 p.s.f.).

RATES:

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

Rateable Value: £7,800

Rates Payable: £3,603 (7800 x 46.2p 08/09)

LEGAL COSTS:

Each party are to bear their own legal costs.

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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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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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