

Aaron Fox

FOR SALE

2 ATTRACTIVE AND STYLISH CITY OFFICE PREMISES WITH RESERVED CAR PARKING

Approximately 70.15 sq.m (755 sq.ft) each

**UNITS 6 & 7 THE BOAT SHED
HAVEN ROAD
EXETER**



A unique opportunity to acquire the last 2 remaining recently finished office units on the first floor of this landmark building just off the Quay in the centre of Exeter. The premises are close to Haven Road and the main terracina area in this much sought after commercial, residential and leisure location.

01392 204303

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

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SITUATION AND DESCRIPTION

Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. Exeter is a University City steeped in history being one of the county's most famous Roman City's with a beautiful medieval cathedral and the historic and vibrant quay side quarter. The Quay has become a prime area for Exeter and it's surrounds to work and play, with a cosmopolitan mix of restaurants, antique shops, cafes and high tech offices. A master plan has been prepared by Exeter City Council for the further development of this area.

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. The two main line railway stations are within easy walking distance as is the central shopping area including the recently opened Princesshay development. Exeter airport is approximately 8 miles distance with regular national and international flights with Plymouth (approximately 45 miles distant) offering regular ferry crossings to Northern France and Spain.

The property comprises in total 7 self contained office suites, of which 2 remain, each with 1 reserved car parking space providing a purchaser with a unique opportunity in this sought after city centre location. The units are available individually or can be combined to offer up to 140.3 sq.m (1,510 sq.ft). Adjoining occupiers now include range Architects and BSW Consulting Engineers Ltd. An early inspection is therefore strongly recommended.

ACCOMMODATION

Brief details of the accommodation with approximate gross internal dimensions for each unit are as follows:-

Office Unit **11.97m x 5.86m (39'3" x 19'3") max**
Approached from the ground floor via a reception lobby with stairs and lift to a further first floor lobby, providing access to the balcony and each of the individual office suites via glazed entrance doors.

Each suite is available as a shell specification allowing a purchaser to fit it out to their own requirements. This could be with a modern contemporary theme, or in a more conventional way as the building design will happily accommodate either approach.

TENURE

The suites are available for sale by way of a new 99 year lease at a peppercorn rent, subject to a management agreement and service charge.

PRICE

Offers are sought upon a guide price of £129,000 each as a shell specification. The sale price will be plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

BUSINESS RATES

To be assessed upon completion and occupation of the building. Interested parties are encouraged to contact the business rates department of Exeter City Council for further information (01392 277888)

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been requested. Details on request.

SERVICES

Mains water, drainage, gas and electricity are available to the premises.

VIEWING

Strictly by appointment only with the vendors joint sole agents Aaron Fox for the attention of Tony Noon (07831 273148)

Aaron Fox

drewpearce

Chartered Surveyors and Estate Agents

Email: tn@aaronfox.co.uk

Email: jrd@drewpearce.co.uk

Tel : - 01392 204303

Tel : - 01392 201748



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

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