

Aaron Fox

FOR SALE / TO LET

4 ATTRACTIVE AND STYLISH CITY OFFICE PREMISES WITH RESERVED CAR PARKING

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

**THE BOAT SHED
HAVEN ROAD
EXETER**



A unique opportunity to acquire one of 4 newly 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 4 self contained office suites each with 1 reserved car parking space providing a tenant, or 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 280.6 sq.m (3,020 sq.ft). An early inspection is 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.

The suite will be fitted out to provide a suspended ceiling with integral strip lighting, Kitchen Area with stainless steel sink unit and cupboards under with adjoining toilet facilities.

The walls will be plastered and painted white with perimeter trunking providing the ability for a tenant to install their own computer and telephone systems. The floor will be carpeted with carpet tiles or similar

TENURE

The suites are available on a new 3, 6 or 9 year FRI lease with 3 yearly rent reviews. Alternatively the offices 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 AND RENT

A rent of £9,500 pax is sought fitted out as above. Alternatively the unit could be available for sale either as a shell or fitted out as above. Prices are from £120,000 each depending on the level of fit out required. All of the above are plus VAT.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the landlords legal costs involved in preparing a new lease. For a purchase, each party to be responsible for their own legal costs.

SERVICES

Mains water, drainage, gas and electricity are available.

RATES

To be assessed upon completion of the building.

VIEWING

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

Aaron Fox

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Chartered Surveyors and Estate Agents

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