

Aaron Fox

TO LET

BRAND NEW INDUSTRIAL PREMISES

Approximately 567.63 sq.m. (6,109 sq.ft.) ground floor

**UNIT 1 CLYST COURT
HILL BARTON BUSINESS PARK
EXETER, DEVON**



A brand new well located industrial / warehouse unit that has recently been completed, with ample car parking to the front. The unit offers easy access to the M5 Motorway and the A30 dual carriageway making this ideal for a distributor seeking quick access to the Devon Road network.

01392 204303

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

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SITUATION AND DESCRIPTION

The Hill Barton Business Park occupies a convenient position off of the A3052 Exeter to Sidmouth Road approximately 3 miles to the east of Junction 30 of the M5 Motorway and just past the Westpoint Show ground, famous for hosting the Devon County Show. The entrance to Hill Barton Business Park is directly opposite the entrance to Crealey Leisure Park. The subject property is located at the far end of the main internal estate road in a small terrace. Other occupiers on the business park include Kandy Toys, Initial Citylink and Debenhams.

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 the capital city and county town of Devon and has firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has two mainline railway stations with a National and Regional airport nearby and a cross channel ferry port at Plymouth some 40 miles distant.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

	Imperial	Metric
Unit depth	78' 2"	23.81 m
Unit with	78' 3"	23.84 m
Total	567.63 sq.m.	6,109 sq.ft.

INTERNALLY

A recently completed end terraced unit which was originally designed as two separate properties within which the sub division wall was not installed. There are two full height vehicle loading doors, pedestrian doors and office sections, with W/C's. The gable elevation has extra windows at 1st floor installed which could easily facilitate the installation of an extended office mezzanine level.

The minimum internal eaves height is 5.7m (18'9")

EXTERNALLY

The property forms the end terrace of 2 similar units set within a concrete forecourt with designated car parking. There is ample HGV access and turning.

TENURE

The premises are available either by way of a new 6, 9 or 12 year full repairing and insuring lease with 3 yearly rent reviews.

RATES

We have gained the following information via the valuation office web site, **YOU ARE ADVISED TO CHECK**

Rateable Value	To be assessed
Rates Payable	To be assessed

RENT

£27,500 per annum exclusive. (£4.50 p.s.f.)

VAT

All figure quoted are plus VAT where chargeable.

SERVICES

Mains water, drainage, gas and electricity, including 3 phase, are available.

LEGAL COSTS

Each party are to bear their own legal costs.

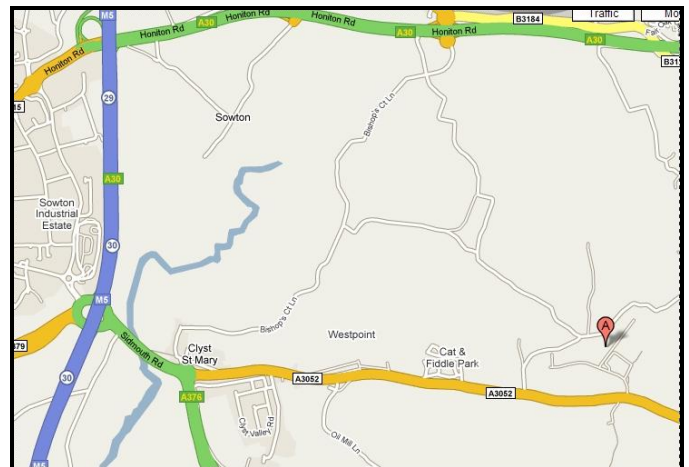
VIEWING

Strictly by prior appointment only with the joint sole agent, for the attention of Adam Parsons Ref (0410)

Aaron Fox

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