

# Aaron Fox

## TO LET

### INDUSTRIAL / STORAGE PREMISES

Approximately 129.24 sq.m. (1,390 sq.ft.)

**6 DEVON UNITS, BUDLAKE ROAD  
MARSH BARTON  
EXETER**



An opportunity to acquire a lease on this centrally located industrial / storage premise within the heart of this popular industrial estate close to the recent Matford Business Park development. The unit has a 1<sup>st</sup> floor office mezzanine level installed.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

# Aaron Fox

## SITUATION AND DESCRIPTION

Exeter is a historic Cathedral City and is recognised as the administrative and commercial centre for the County of Devon. The premises are conveniently located on the Marsh Barton Industrial Estate Exeter's principle business location. The area provides the city's focus for the retail motor trade and most manufacturers are represented within the vicinity. The Marsh Barton Estate has recently benefited from an expansion on the Southern boundary in the form of the Matford Business Park which provides a range of modern warehouse and office accommodation.

## ACCOMMODATION

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

	<b>Metric</b>	<b>Imperial</b>
Unit Depth	13.40 m	44'
Unit Width	7.85 m	25' 9"
Ground Floor	105.19 sq.m.	1,132 sq.ft.
1 <sup>st</sup> Floor Office	24.05 sq.m.	258 sq.ft.
<b>TOTAL</b>	<b>129.24 sq.m.</b>	<b>1,390 sq.ft.</b>

The Devon Units were constructed in the 1980's and are of standard block construction with steel frame and part brick and clad elevations. The front elevation incorporates a full height loading door and separate double glazed pedestrian entrance with security shutter over. The roof is apexed with insulated profiled sheet steel and incorporates translucent panels.

At ground floor there is a reception/office with rear office/store and at 1<sup>st</sup> floor there is a small mezzanine level which has been used as office accommodation.

## EXTERNALLY

The Devon Units are set within a managed communal site of similar units, with concrete HGV access and turning areas with designated parking.

## LEGAL COST

Each party are to bear their own legal costs

## RATES

We have gained the following information from the Valuation Office web Site, YOU ARE ADVISED TO CHECK

Rateable Value £8,800

Rates Payable £4,276 p.a. (x48.6p 09/10)

## TENURE

A new 6, 9 or 12 year FRI lease is available with 3 yearly rent reviews. Immediate occupation is available.

## RENT

A commencing rent of £9,500 per annum is sought. (£6.78 p.s.f.)

## VAT

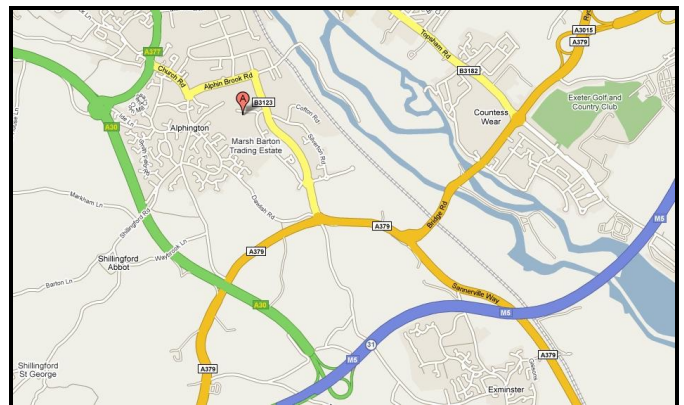
All figures quoted are plus VAT where chargeable

## VIEWING

Strictly by prior appointment only with the vendors sole agent for the attention of Adam Parsons (07808 473248)

# Aaron Fox

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



Joint Agents : Stratton Creber  
31-32 Southernhay East, Exeter, EX1 1NS  
FAO. Jonathan Ling [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)  
01392 202203

**Tel: - 01392 204303 Web: - [www.aaronfox.co.uk](http://www.aaronfox.co.uk)**

**Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL**

**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.