

Aaron Fox

TO LET

PROMINENT INDUSTRIAL / STORAGE PREMISES

Approximately 745.13 sq.m. (8,020 sq.ft.) on a site of
0.69 acres

**16 MARSH GREEN ROAD CENTRAL
MARSH BARTON
EXETER**



An opportunity to acquire a lease on this centrally located industrial / storage premises in a prominent location, with a good frontage to Marsh Green Road, on one of the principle routes through the estate.

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 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.

The property offers convenient and prominent space for an industrial / storage user who requires a central warehouse or workshop, with a large corner site that has plenty of display area fronting onto the main estate road. There is the possibility to sub divide the accommodation which will enable a potential occupier to have a warehouse with adjoining yard/display area of a smaller size.

ACCOMMODATION

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

	Metric	Imperial
Front Office section	119.82	1,289
Main Warehouse	321.30	3,558
Adjoining workshop	105.87	1,139
Mezzanine level	92.07	991
TOTAL	745.13 sq.m.	8,020 sq.ft.

The construction of the premises is of brick with steel roof structure covered with corrugated asbestos cement sheet cladding incorporating translucent panels. To the front elevation there is a flat roofed office section with a central pedestrian entrance and galvanised steel windows.

Externally there is a large tarmaced yard area which wraps around the front of the building and provides display/storage accommodation. This yard can be sub divided as can be the warehouse/workshop to provide a smaller configuration if required.

RATES

We have gained the following information via the Valuation Office Web Site. **You are advised to check.**

Rateable Value £15,000
Rates Payable £7,275 pa (x 48.5p 09/10)

We recommend contacting the Business Rates department at Exeter City Council for further information.

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 £25,000 per annum is sought.

LEGAL COSTS

Each party are to bear their own legal costs.

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)

Email: adamparsons@aaronfox.co.uk



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

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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.