

# Aaron Fox

## TO LET

### OFFICE / STORAGE PREMISES & OPEN YARD

Approximately 222.68 sq.m. (2,397 sq.ft.) with open yard, Site area 1,416.5 sq.m. (0.35 acres) Approximately

**GABRIELS WHARF  
WATER LANE, HAVEN BANKS  
EXETER**



An opportunity to acquire a lease on this centrally located office & external storage premises in a convenient location, with good access to the city centre and Marsh Barton.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://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 in the Haven Banks area of the city just to the South of the centre and adjacent to the Marsh Barton Trading Estate Exeter's principle business location. The area is principally a mixed use location with other occupiers such as Matalan, Megabowl and The Range sitting alongside residential, leisure and industrial/storage users.

The property offers a unique external storage yard together with part of a flat roofed office building, facilities which are shared with the adjoining occupier, Gullivers Truck Hire. The office section has parking immediately outside the front pedestrian access. There is a store/workshop building, which has a full height roller shutter door and separate pedestrian access. The entire site is fenced, accessed separately off of Water Lane, and is surfaced with rolled hardcore.

## ACCOMMODATION

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

	Metric	Imperial
Office section		
Net Internal	34.93 sq.m.	376 sq.ft.
Store depth	22'3"	6.78 m
Store Width	90'10"	27.68 m
Store Total	2021 sq.ft.	187.75 sq.m.

The front office section construction is of block with flat roof. Internally there are 2 separate offices, a store room and shared WC facilities with the adjoining occupier.

The store/workshop appears to be a former gantry that has been clad with profile sheet steel to provide dry secure storage. There is a solid concrete floor, full height vehicle loading door and separate pedestrian access, light and power are also provided.

## RATES

A separate rateable assessment of the property has yet to be made

## You are advised to check.

Rateable Value  
Rates Payable

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

## SERVICES

Mains water, drainage and electricity (including 3 phase) are available

## TENURE

A new 6, 9 or 12 year FRI lease is available with 3 yearly rent reviews. The lease is to be taken outside the security of tenure provisions of The Landlord & Tenant Act 1954 pt II

## RENT

A commencing rent of £19,000 per annum is sought

## LEGAL COSTS

Each party are to bear their own legal costs.

## VAT

All figures quoted are plus VAT where chargeable

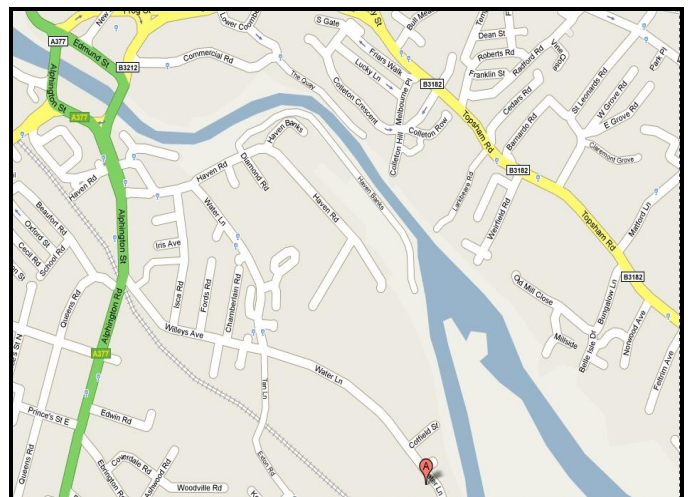
## VIEWING

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

# Aaron Fox

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

Mobile : 07808 473248



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