

# Aaron Fox

## TO LET

### OFFICE / STORAGE PREMISES & OPEN YARD

Approximately 136.12 sq.m. (1,464 sq.ft.) Plus open Yard area 2,085 sq.m. (0.51 acres) Approximately

**MARSH GREEN ROAD  
MARSH BARTON  
EXETER**



An opportunity to acquire a lease on this centrally located office & external storage premises in a central location, with good access to one of the principle routes through the estate.

**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 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 a unique external storage yard together with flat roofed office building to be refurbished. The demise forms part of a larger facility that has been subsequently been sub divided and now provides accommodation for Lynx, UPS and Packexe. The accommodation will be of an open plan nature and could be used as showroom, trade counter or office (subject to the usual planning consents). The external yard area is surfaced in tarmac and is in 2 sections surrounding the office and has been used for vehicle parking, refuelling and some low level maintenance.

## ACCOMMODATION

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

	<b>Metric</b>	<b>Imperial</b>
Unit Depth	16.6m	54'6"
Unit Width	8.2m	26'11"
<b>Gross Internal office</b>	<b>136.12 sq.m.</b>	<b>1,464 sq.ft.</b>

The construction of the premises is of block with flat roof. The office section is to be refurbished and an updated specification and amended floor areas will be available. **YOU ARE ADVISED TO CHECK PRIOR TO COMMITMENT.**

## RATES

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

Rateable Value £11,500  
Rates Payable £5,313 pax (x 46.2p 2008 – 2009)

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. Immediate occupation is available

## RENT

A commencing rent of £23,000 per annum is sought

## LEGAL COSTS

Each party are to bear their own legal costs.

## VAT

All figures quoted are plus VAT where chargeable

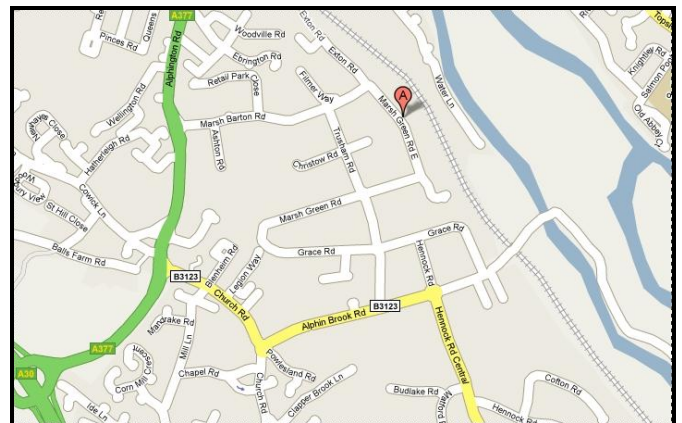
## VIEWING

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



ALL FLOOR AREAS ARE YET TO BE CONFIRMED SUBJECT TO REFURBISHMENT WORK

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

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