

Aaron Fox

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Approximately 236.7 sq.m. (2,548 sq.ft.)
& 247.48 sq.m. (2,664 sq.ft.)

**6 & 7 SWALLOW UNITS
ALPINBROOK ROAD
MARSH BARTON TRADING ESTATE
EXETER**



Ref 0464

01392 204303

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

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SITUATION AND DESCRIPTION

The Marsh Barton Trading Estate is Exeter's principle business location. The position is convenient and central, some 4km south of the city centre with good access to Junction 30 of the M5 motorway, some 6 km distant. Plymouth is some 80 km to the south via the A38 Devon Expressway.

The entire development comprises a terrace of similar units arranged in an L shape with a shared yard to the front that provides access, loading and turning. The units comprise 2 mid terraced properties that currently have an interconnecting opening that could be reinstated if required allowing the units to be let separately. The construction is in block with steel portal frame and clad elevations under an apexed corrugated fibre cement asbestos sheet roof incorporating translucent panels. Each unit has a WC to the front together with full height loading door and separate pedestrian access.

ACCOMMODATION

	Imperial	Metric
Unit 6 Depth	67'2"	20.45m
Unit 6 Width	49'0"	14.93m
TOTAL	2,548 sq.ft.	236.7 sq.m.

Unit 7 Depth	67'1"	20.44m
Unit 7 Width	51'10"	15.79m
TOTAL	2,664 sq.ft.	247.48sq.m.

LEASE

Both units are currently held by way of 1 lease for a term of 10 years from 25/03/08 (terminating 25/03/18) with a rent review at 5yrs (25/03/13).

BREAK OPTION

The tenant has the option to determine the lease on 24th March 2012 subject to giving 6 months notice.

RATES

We have gained the following information via the valuation Office web site:

YOU ARE ADVISED TO CHECK

Units 6, 7 & 8 currently have a single rateable assessment. The district valuer will need to undertake separate assessments in this instance

RENT

The current rent for both units is £30,000p.a. (£5.75 p.s.f.)

VAT

VAT is chargeable where applicable.

LEGAL COSTS

Each party are to bear their own legal costs.

EPC

An energy performance certificate is available

PROPOSAL

The units are available separately or as one



VIEWING

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

Aaron Fox

Email: adamparsons@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.