

Aaron Fox

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Approximately 102.31 sq.m. (1,101 sq.ft.)
Plus mezzanine level 53.67 sq.m. (577 sq.ft.)

**8 SWALLOW UNITS
ALPINBROOK ROAD
MARSH BARTON TRADING ESTATE
EXETER**



Ref 0465

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 Depth	22'4"	6.80m
Unit Width	49'4"	15.04m
TOTAL	1,100 sq.ft.	102.27sq.m.

LEASE

The unit is currently available to let by way of a new 6 year lease with mid term review and tenants option to break.

RATES

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

YOU ARE ADVISED TO CHECK

This unit currently has a combined rateable value with units 6, 7 & 8. A separate assessment by the District Valuer will have to be undertaken

RENT

The ingoing rent for unit is to be £8,000 p.a. (£7.27 p.s.f. based on ground floor area)

INTERNALLY

The present tenants have installed a mezzanine level at the rear of the unit that will remain within the property if required

VAT

VAT is chargeable where applicable.

LEGAL COSTS

Each party are to bear their own legal costs.

EPC

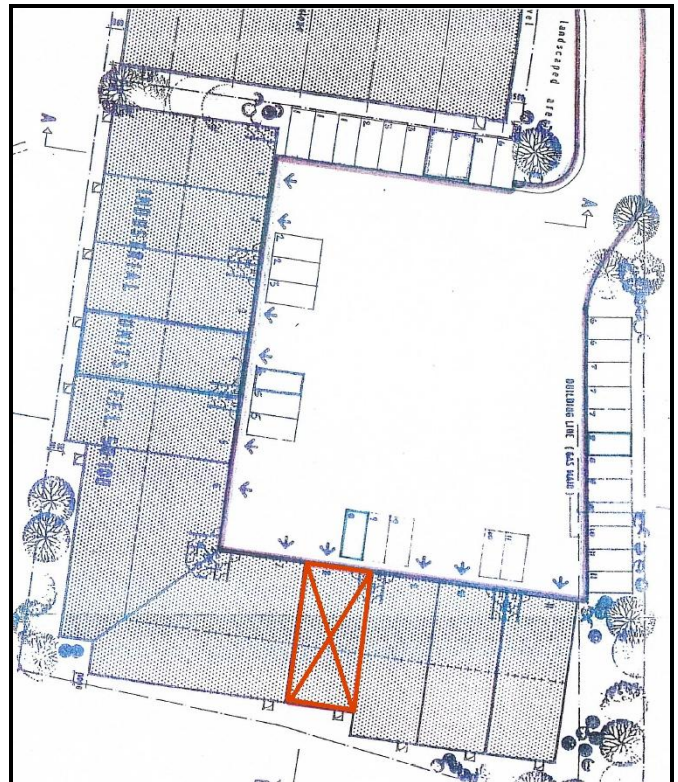
An energy performance certificate is available

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



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.