

# Aaron Fox

## TO LET

### INDUSTRIAL/WAREHOUSE PREMISES

Approximately 119.88 sq.m. (1,290 sq.ft.)  
Plus mezzanine level 119.88 sq.m. (1,290 sq.ft.)

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



Ref 0466

**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

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 unit comprises a mid terraced property. The construction is in block with steel portal frame and clad elevations under an apexed corrugated fibre cement asbestos sheet roof incorporating translucent panels. The unit has a WC to the front together with full height loading door and separate pedestrian access.

## ACCOMMODATION

	Imperial	Metric
Unit Depth	57'10"	17.63m
Unit Width	22'4"	6.80m
TOTAL	1,290 sq.ft.	119.88sq.m.

## LEASE

The unit is currently held by way of an existing 4 year lease from 15/07/08 terminating 15/07/12.

## 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. A separate assessment by the District Valuer will have to be undertaken

## INTERNALLY

The present tenants have installed a mezzanine level that covers the entire ground floor. This can be removed if required

## RENT

The ingoing rent for unit is to be £8,250 p.a. (£6.39 p.s.f. based on ground floor area)

## VAT

VAT is chargeable where applicable.

## LEGAL COSTS

Each party are to bear their own legal costs.

## EPC

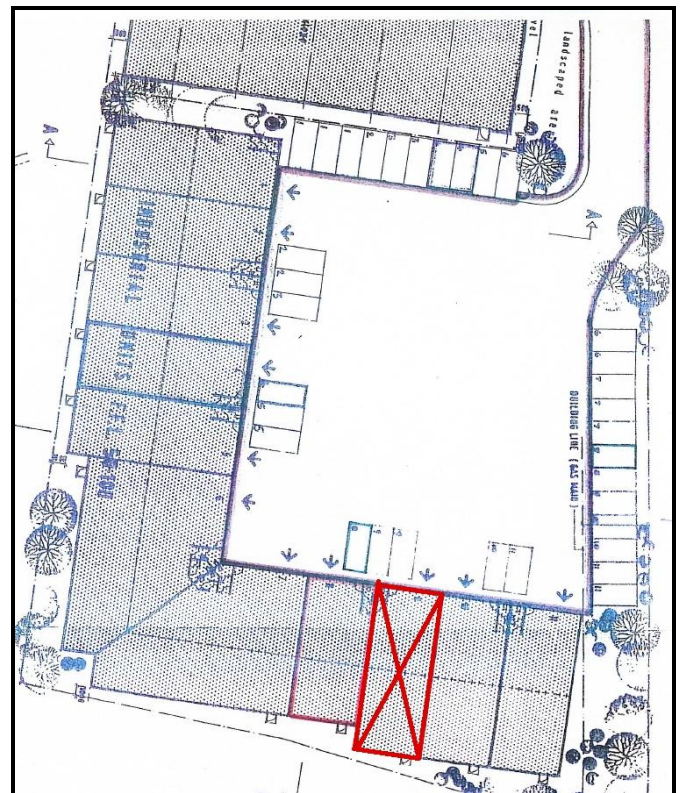
An energy performance certificate is available

## 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](mailto:adamparsons@aaronfox.co.uk)



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

**Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL**

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