

Aaron Fox

TO LET

MODERN LIGHT INDUSTRIAL WITH FIRST FLOOR OFFICES

Approximately 67 sq.m (718 sq.ft) on Ground Floor with 1st Floor
Mezzanine of 17 sq.m (187 sq.ft) totalling 84 sq.m (905 sq.ft)

**UNIT 2 NORMAN COURT, BUDLAKE ROAD,
MARSH BARTON TRADING ESTATE
EXETER**



A new flexible lease on these centrally located industrial premises on a popular industrial estate in the centre of the Marsh Barton trading Estate, with easy access to the City centre and the M5 / A38 trunk roads.

01392 204303

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

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SITUATION AND DESCRIPTION

The premises are located at the Southern end of the well established Marsh Barton Trading Estate at the junction with Budlake Road and Matford Park Road. The premises have easy access to the main spine road through the estate, Bad Homburg Way, which provide access to the remainder of the estate. In addition its central location offers easy links to the City Centre and to the A30, M5 and A38 / A380 trunk roads.

Unit 2 forms part of a block of light industrial units. There is a concrete surfaced forecourt at the front and further shared car parking within the development. The premises would suit a variety of potential occupiers who require industrial, manufacturing or trade counter space in a central and convenient location.

ACCOMMODATION

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

Approached from the parking area via either a glazed pedestrian door or a roller shutter door providing vehicular access to.....

Workshop **11.78m x 5.8m (38'6" x 19'0") max**
Concrete floor. Strip lighting and power points as fitted. Minimum eaves height of 4.47m (14'8") rising to a maximum of approximately 4.98m (16'4"). Good natural light is provided from translucent roof panels.



Toilet

Low level W/C suite with wash hand basin.

A small mezzanine floor has been added at the rear of the premises with a timber staircase leads to two offices with glazing overlooking the main warehouse / workshop area.

EXTERNALLY

To the front of the unit is a level loading and unloading area with reserved car parking spaces.

VAT

VAT is chargeable on the rent and service charge payments.

RENT AND LEASE

The premises are available by way of a new 6 year FRI lease at an annual rental of £6,750 per annum. A rent review will exist at the end of the third year.

SERVICE CHARGE

The annual service charge contribution for the year ending 31st March 2010 is £1,074 pa which is collected on the usual quarter days. The Buildings insurance contribution for the same period is £122.46 pa.

BUSINESS RATES

Rateable Value £5,400 - (2005 valuation list)

We understand that a Rates reduction may be available for qualifying businesses under the Small Business Rate Relief scheme. Please contact Exeter City Council for further details.

SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises. Gas is not provided.

LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the joint sole agents, for the attention of Tony Noon at Aaron Fox (07831 273148) or Robert McLarin of King Wilkinson 01392 255884 Ref (0474)

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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.