

# Aaron Fox

## TO LET

### MODERN OFFICE/ B1 BUSINESS UNIT

Approximately 125 sq.m (1,343 sq.ft) on Ground and First Floors with 5 allocated Car Parking spaces

**UNIT 21 NORMAN COURT, BUDLAKE ROAD,  
MARSH BARTON TRADING ESTATE  
EXETER**



An opportunity to acquire a new flexible lease on these centrally located office / business 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  
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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 21 is an end unit forming part of a block of light industrial units and offers ground and first floor offices with 5 reserved car parking spaces allocated to the side. The premises would suit a variety of potential occupiers who require either office or showroom premises in a central and convenient location.

## ACCOMMODATION

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

21 Norman Court is a self contained two story business unit constructed at the end of a terrace of light industrial units.

The ground floor provides an open plan office area with 2 private offices leading off. There is a kitchenette area and separate male and female office. The first floor is configured as three individual offices and a storage area at the rear where the height is restricted into the eaves.

The specification includes double glazed windows and carpeted floors. There are ample power points and IT provision with perimeter dado height trunking. The unit is heated by electric night store heaters with additional mechanical ventilators.

There is a forecourt area leading to the entrance and five reserved car parking spaces beside the premises. Additional communal parking is provided throughout the estate.

### Floor Areas:

The premises offer the following net internal areas:

<b>Ground floor Offices</b>	-	<b>63.2 sq.m</b>	<b>(680 sq.ft)</b>
<b>Kitchenette</b>	-	<b>2.0 sq.m</b>	<b>(21 sq.ft)</b>
<b>First floor Offices</b>	-	<b>37.3 sq.m</b>	<b>(402 sq.ft)</b>
<b>First floor Store</b>	-	<b>22.3 sq.m</b>	<b>(240 sq.ft)</b>
<b>Overall Total</b>	-	<b>124.8 sq.m</b>	<b>(1,343 sq.ft)</b>

## EXTERNALLY

To the side of the premises are 5 allocated car parking spaces.

## RENT AND LEASE

The premises are available by way of a new 6 year FRI lease at an annual rental of £10,000 per annum. A rent review will exist at the end of the third year.

## VAT

VAT is chargeable on the rent and service charge payments.

## SERVICE CHARGE

The annual service charge contribution for the year ending 31<sup>st</sup> March 2010 is £1,075 pa which is collected on the usual quarter days. The Buildings insurance contribution for the same period is £122.63 pa.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available for this property. Further details are available on request from the agents.

## BUSINESS RATES

Rateable Value £9,000 - (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 (0478)

**Aaron Fox**

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