

Aaron Fox

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Approximately 504.46 sq.m. (5,430 sq.ft.)

**5 BRIDFORD ROAD
MARSH BARTON TRADING ESTATE
EXETER
EX2 8QX**



REF 0498

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 2 terraces of similar units arranged facing a central service road off of Trusham Road, the principle route through the estate. The construction is of block with concrete portal frame and brick elevations under an apexed fibre cement asbestos sheet roof incorporating translucent sheets. Most of the units in the terraces have been remodelled with metal sheet cladding and showroom frontage. Unit 5 is currently undergoing this process and should be complete shortly. Externally a new tarmac parking and yard area with aggregate surface will be provided.

ACCOMMODATION

	Metric	Imperial
Unit Depth	27.43 m	90'
Unit Width	14.98 m	49' 1"
Total	504.46 sq.m.	5,430 sq.ft.

INTERNALLY

The unit has an office area constructed internally together with W/C facilities, together with suspended fluorescent strip lighting.

LEASE

The unit is available to let on a new 3, 6 or 9 year lease.

RENT

An ongoing rental of £18,500 p.a. is sought (£3.40 p.s.f.)

RATES

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

YOU ARE ADVISED TO CHECK

Rateable Value: £24,750 p.a.

Rates Payable £10,246 (x 41.4 p 10/11)

VAT

VAT is chargeable where applicable.

LEGAL COSTS

Each party are to bear their own legal costs.

EPC

An energy performance certificate has been requested



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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