

Aaron Fox

TO LET

LIGHT INDUSTRIAL / TRADE COUNTER PREMISES IN PROMINENT LOCATION

Approximately 342 sq.m (3,681 sq.ft)

**UNIT 4, KNOWLE BUSINESS UNITS,
SILVERTON ROAD
MATFORD, EXETER**



A new flexible lease on these centrally located and prominent trade counter / industrial premises fronting Silverton Road , the main road through Matford Park, an extension of this popular trading estate, with easy access to the City centre and the M5 / A30 and 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 4 forms a mid terrace unit with excellent main road frontage on one of the main spine roads running through the estate. The premises were constructed approximately 6 years ago. To the front is a large parking and loading area. The premises would suit a variety of potential occupiers who require industrial, storage or trade counter space in a central, convenient and prominent 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 with adjoining glazed side panel or an up and over door providing good vehicular access to.....

Workshop **20.99 x 16.26m (68'10" x 53'4") max**
Concrete floor. Overhead strip lighting and power points as fitted. Minimum eaves height of 5.8m (19'0") rising to a maximum of approximately 7.27m (23'10"). Good natural light is provided from translucent roof panels. Up and over door with dimensions of 4.0m x 4.5m tall (13'2" x 14'9" tall). To the rear of the unit has been constructed the following: -



Toilet

Low level W/C suite with wash hand basin.

Kitchen

Range of units with stainless steel sink unit and electric water heater over. Ample worktops with space for fridge under.

Former Office / Showroom area

Some stud office / showroom or storage areas have been constructed, but these could be removed if not required.

EXTERNALLY

To the front of the unit is a level loading and unloading area with 6 reserved parking spaces on the forecourt.

VAT

VAT is chargeable on the rent and service charge payments.

RENT AND LEASE

The premises are available by way of a new 6, 9 or 12 year FRI lease at an rent of £19,500 per annum with 3 yearly rent reviews.

BUSINESS RATES

Rateable Value £20,750 - (2005 Valuation List)

For details of the rates payable interested parties are encouraged to contact the Business Rates Department at Exeter City Council (01392 277888)

SERVICES

We understand that mains water, drainage, gas and electricity (including 3 phase) are available to the premises.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for this property. Further details are available on request.

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 Aaron Fox (07831 273148) or Jonathon Ling at Stratton Creber (01392 202203) Ref (0499)

Aaron Fox

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