

Aaron Fox

TO LET

PARKING / OPEN STORAGE PREMISES

Approximately 556 sq.m. (5,984 sq.ft.)

MARSH GREEN ROAD

MARSH BARTON

EXETER

EX2 8NY



An opportunity to lease this centrally located surfaced yard area in a strategic position, with good access to one of the principle routes through the estate.

REF 0516

01392 204303

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

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SITUATION AND DESCRIPTION

The premises are conveniently located on the Marsh Barton Industrial Estate Exeter's principle business location. The area provides the focus of the city's for the retail motor trade sector and most manufacturers are represented within the vicinity. There is also a good mix of service and storage businesses within the vicinity

The property comprises an open area of surfaced yard fenced on 2 sides, suitable for open storage or vehicle parking (subject to the necessary planning consents). The demise forms part of a larger facility, once a BRS distribution yard, that has been subsequently been sub divided and now provides accommodation for Lynx, UPS and Packexe.

ACCOMMODATION

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

	Metric	Imperial
Site Average Depth	13.75m	45'2"
Unit Average Width	40.75m	133'8"
Total	556 sq.m.	5,984 sq.ft.

VIEWING

Strictly by prior appointment only with the vendors sole agent for the attention of Adam Parsons (07808 473248)

Aaron Fox

Email: adamparsons@aaronfox.co.uk

Mobile : 07808 473248

RATES

We have gained the following information via the Valuation Office Web Site. **You are advised to check.**

A new rateable assessment has yet to be made

We recommend contacting the Business Rates department at Exeter City Council for further information.

TENURE

A new 6 year lease is available with 3 yearly rent review and mid term break option. The lease to be taken outside the security of tenure provisions of the Landlord & Tenant Act 1954 pt II

RENT

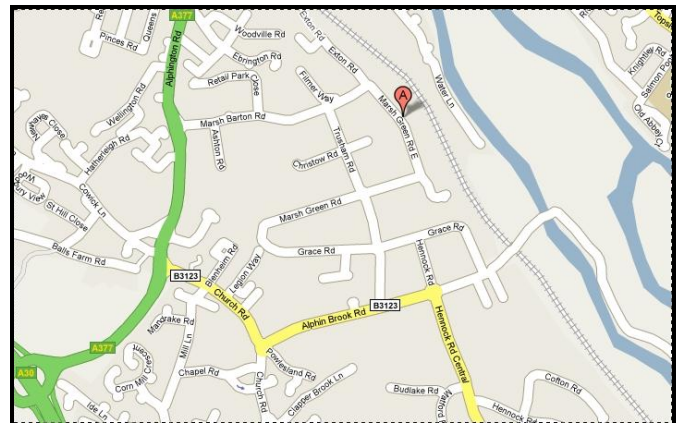
A commencing rent of £6,000 per annum is sought (£1.00 p.s.f.)

LEGAL COSTS

Each party are to bear their own legal costs.

VAT

All figures quoted are plus VAT where chargeable



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

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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.