

# Aaron Fox

## TO LET

### BULK STORAGE PREMISES

Approximately 3,928.28 sq.m. (42,283 sq.ft.)

**UNIT 7 BLACKMOOR ROAD  
HILL BARTON BUSINESS PARK  
EXETER, DEVON  
EX5 1BA**



Ref 524

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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## SITUATION AND DESCRIPTION

The Hill Barton Business Park occupies a convenient position off of the A3052 Exeter to Sidmouth Road approximately 3 miles to the east of Junction 30 of the M5 Motorway and just past the Westpoint Show ground, famous for hosting the Devon County Show. The entrance to Hill Barton Business Park is directly opposite the entrance to Crealey Leisure Park. The subject property is located at the far end of the main internal estate road in a small terrace. Other occupiers on the business park include Kandy Toys, Initial City link and Debenhams.

Unit 7 comprises a bulk storage unit and forms part of the A E Stuart & Sons storage and distribution depot which includes other similar type uses. An end terrace warehouse of steel portal frame construction with sheet metal cladding on the roof and elevations which also has part concrete sectional panels. The unit has No 4 8.3m high 6m. wide access doors, 3 on the side elevation and one in the gable end. The demise has concrete curtilage which is shared at the front and on the Eastern elevation. A separate water and electrical supply meter have been installed.

## ACCOMMODATION

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

	<b>Imperial</b>	<b>Metric</b>
Unit depth	304'1"	92.67m
Unit with	139'1"	42.39m
<b>Total</b>	<b>3,928sq.m.</b>	<b>42,283sq.ft.</b>



Clear internal height is 8.48m (27'10")

## TENURE

The premises are available to let on terms to be negotiated.

## RENT

£126,849 p.a. (£3.00 p.s.f.)

## VAT

All figure quoted are plus VAT where chargeable.

## RATES

The owners inform us that this property forms part of the entire rateable assessment of the Stuarts depot. A notional rateable value will be placed on the property of: £60,000 thereby giving a rates payable of £24,840 p.a. (x 41.4p -10/11)

## LEGAL COSTS

Each party are to bear their own legal costs.

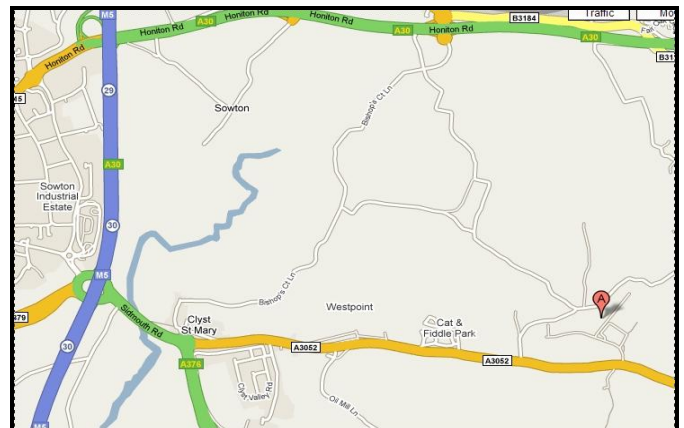
## VIEWING

Strictly by prior appointment only with the joint sole agent, for the attention of Adam Parsons

# Aaron Fox

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**Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL**

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