

# Aaron Fox

## TO LET

### SECURE OPEN YARD PREMISES

Approximately 2,021 sq.m. (21,753 sq.ft. - 0.5 ACRES)

**COMPOUND  
HILL BARTON BUSINESS PARK  
EXETER, DEVON  
EX5 1BA**



Ref 0525

**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 29 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 Citylink and Debenhams.

The premises comprise an open area of hardcored yard off one of the principle estate roads on the estate. The yard has water and electricity available via a sub, the entire yard is enclosed via a galvanised steel palisade fence with double entrance gates.

## TENURE

The premises are available to let on a new lease subject to negotiation.

## RATES

We have gained the following information via the valuation office web site, **YOU ARE ADVISED TO CHECK**

Rateable Value	To be assessed
Rates Payable	To be assessed

## RENT

£21,750 per annum exclusive. (£1.00 p.s.f.)

## VAT

All figure quoted are plus VAT where chargeable.



## LEGAL COSTS

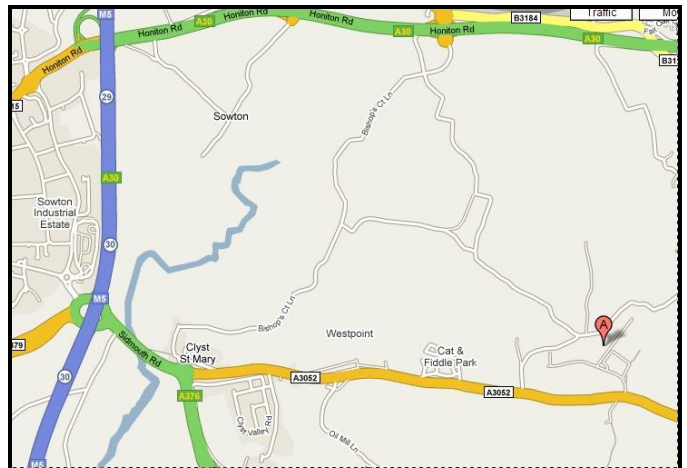
Each party are to bear their own legal costs.

## VIEWING

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

# Aaron Fox

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