

PEPPER

Commercial

TO LET

OFFICE WAREHOUSE & YARD

Approximately 1,032.87 sq.m. (11,117 sq.ft.)
Plus Mezzanine 75.86 sq.m. (816 sq.ft.)

HENNOCK HOUSE
ALPHINBROOK ROAD
MARSH BARTON INDUSTRIAL ESTATE
EXETER, DEVON
EX2 8QF



Ref 0114

01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

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SITUATION AND DESCRIPTION

The premises are well located on the Marsh Barton Industrial Estate, Exeter's principal business location. The Estate has excellent road links being close to junction 30 of the M5 Motorway and the A30 dual carriageway West to Okehampton and East to Honiton and London beyond. The A38 to Newton Abbot & Torbay is accessed on the Southern end of the estate. The city centre is some 2 miles distant and is serviced by the Park & Ride bus route. Established occupiers on the estate include most of the car franchise operators, together with the usual retail trade outlets.

Alphinbrook Road is the principle thoroughfare of the estate and the subject property lies alongside the Suzuki car franchise fronting this route. The property comprises a concrete portal framed warehouse with apexed roof under insulated sheet steel coverings. The warehouse section opens out, via several full height loading doors onto the secure palisade & gated rear yard. The office section on 2 floors wraps around the side and front of the building. It has a lift to the 1st floor accommodation; all the offices are carpeted with some glass partitioning and heating via a gas fired boiler. The front yard provides parking and access.

ACCOMMODATION

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

	Metric	Imperial
Unit depth	47.78 m.	156,9"
Unit width	14.85 m.	48'9"
Warehouse	709.53 sq.m.	7,637 sq.ft.
Mezzanine	75.86 sq.m.	816 sq.ft.
Ground Office	147.74 sq.m.	1,590 sq.ft.
1st Office	175.60 sq.m.	1,890 sq.ft.
TOTAL	1,108.73 sq.m.	11,934 sq.ft.

PRINCIPLE FEATURES INCLUDE:

- Main Road Frontage
- Fully fitted offices.
- New warehouse roof fitted approx. 5 years ago.
- Secure rear yard.
- Lift to 1st floor offices
- Ample parking & access.

LEASE

The property is available to lease on a new 6 or 9 year term with 3 yearly rent reviews.

RENT

An ingoing rental of £75,000 p.a. (£6.28 p.s.f.)

VAT

All figures quoted are plus VAT where chargeable.

BUSINESS RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £60,500

Rates payable: £30,976 p.a. (x 51.2p 2020/21)

YOU ARE ADVISED TO CHECK

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating D

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

LEGAL COSTS

Each party are to bear their own legal cost in any transaction.

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ap@peppercommercial.co.uk

Adam Parsons 07808 473248

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Tenants mezzanine at rear to be removed.



For identification only

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