

# To Let

## Industrial / Warehouse Premises

Ground Floor 119.2 sq.m (1,283 sq.ft)

Mezzanine 116.5 sq.m (1,254 sq.ft)

**Total Floor Space 235.7 sq.m (2,537 sq.ft)**



### **9 Swallow Units, Alphinbrook Road, Marsh Barton Trading Estate, Exeter, EX2 8QF**

#### **Location / Description**

Marsh Barton Trading Estate is Exeter's principle business location. The estate is convenient and central, being four kilometres south of the City Centre with good access to Junction 30 of the M5 motorway approximately six kilometres distant. Plymouth is 80 kilometres to the south via the A38 Devon Expressway.

The entire development comprises a terrace of similar units arranged in an 'L' shaped configuration, with a shared yard to the front which provides access, loading and turning. This mid-terrace unit is constructed of steel portal frames with an insulated corrugated roof incorporating translucent day lighting panels. The elevations are of profile steel, and there is a full height steel roller shutter door to the front, and a separate secure personnel entrance. The unit is open plan with the exception of an office which has been partitioned off at the rear of the premises (which has dimensions of 4.65m x 2.56m) and a single WC which is located to the front left hand side of the unit. A full first floor mezzanine has been installed, being of steel frame construction with a heavy duty chipboard deck. The mezzanine has been set at an average approximate height of 2.3m, the front section is slightly higher at 2.55m. There is a loading access point to the mezzanine at the front of the Unit with dimensions of 1.78m x 1.42m and a steel staircase at the rear.

The unit is 17.5 m (57'5" deep) x 6.81 m (22'4" wide) and has an eaves height of approximately 5.5m (18')

**Car Parking:**

Two car parking spaces will be allocated to these premises for the tenant's exclusive use. The tenant will have shared use of the communal estate car parking which is available for daytime use only.

**Lease:**

The unit is available on a new flexible Full Repairing and Insuring lease for a term to be agreed.

**Rent:**

The in-going rent for the unit will be £9,000 per annum exclusive.

**VAT:**

VAT is not charged on the rent.

**Service Charge & Buildings Insurance:**

There is a Service Charge contribution from each of the tenants towards the maintenance of the communal parts of the Estate. The tenant shall be liable to reimburse the landlord for the due proportion of the annual Buildings Insurance. Further information is available from the agent

**Utilities:**

The occupier will be liable for paying for the services it consumes to the utility companies.

**Business Rates:**

Rateable Value:	£9,000
Rates Payable 2020 / 2021	£4,491

We understand that if the in-going occupier qualifies for Small Business Relief (i.e. a single trader), there will be no Business Rates to pay. Interested parties are advised to make their own enquiries to Exeter City Council for confirmation of their Business Rates liability on 01392 27788 before entering into a lease.

**Energy Performance Certificate (EPC):**

The energy performance certificate rating is D98. The full certificate and recommendations can be provided on request.

**Asbestos Regulations:**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Haarer Goss and accordingly we recommend you obtain advice from a specialist source.

**Money Laundering Regulation Compliance:**

In order to comply with UK Money Laundering Regulations 2017, Haarer Goss will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and any other required documents.

**Legal Costs:**

Each party to be responsible for their own legal costs incurred with the transaction.

**Viewing:**

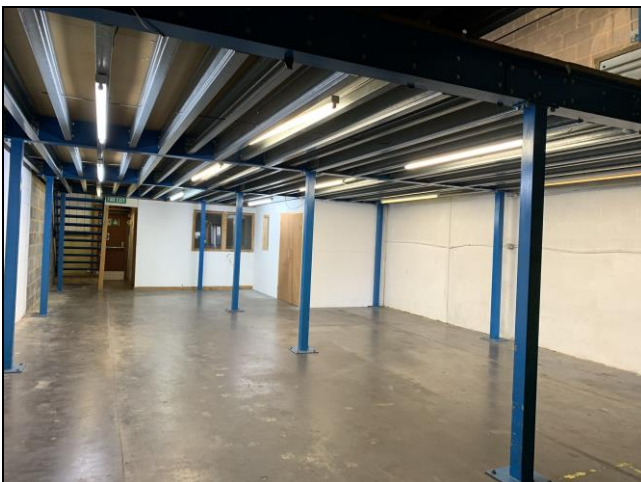
For further information, or to view the premises, please contact Iain Biddlestone.

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**Ground Floor**



**Mezzanine**



## Location Plans – Swallow Units, Marsh Barton, Exeter

