

# To Let

**Industrial / Warehouse Premises**  
**236.66 sq.m. (2,547 sq.ft.)**



**7 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 Estate comprises a terrace of industrial units arranged in an ‘L’ shaped configuration, with a shared yard to the front which provides access, loading and turning. Unit 7 is a mid-terraced property forming one half of the corner of the “L”. The Unit is constructed of concrete block walls with steel portal frame and profiled steel clad elevations under an insulated corrugated roof incorporating translucent panels (which have just been renewed). The unit has a well-proportioned loading door and separate pedestrian access. Internally, there is an office, store and WC.

**Accommodation:**

The accommodation can be summarised as follows:

(Average dimensions were taken and all areas are approximate)

Accommodation	Imperial (sq.ft.)	Metric (sq.m.)
Unit 7 Depth	67’1”	20.45m
Unit 7 Width	49’1”	14.98m
<b>TOTAL</b>	<b>2,547 sq.ft.</b>	<b>236.66 sq.m</b>

**Parking:**

There are five allocated parking spaces with the premises and shared use of the communal parking on the Estate on a first come first served basis.

**Lease:**

The unit is available immediately on a new contributory full repairing and insuring lease for a term to be agreed.

**Rent: £16,000 per annum exclusive.**

**VAT:**

The premises have not been elected for VAT and therefore no VAT is payable on the rent.

**Business Rates:**

Rateable Value: £13,750  
 Rates Payable 2020 / 2021: £6,861.25

We understand that if the in-going occupier qualifies for Small Business Relief (i.e. a single trader), the Rates payable will be reduced significantly. Interested parties are advised to make their own enquiries to Exeter City Council for confirmation of Business Rates liability on 01392 27788.

**Service Charge:**

There is a Service Charge contribution from each of the tenants towards the maintenance of the communal parts of the Estate. Further information is available from the agent.

**EPC:**

The energy performance certificate rating is E116. The full certificate and recommendations can be provided on request.

**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.

**Viewing:**

Strictly by appointment with the sole agents, Haarer Goss.

Haarer Goss

17 Barnfield Road

Exeter

EX1 1RR

☎ (01392) 251171 or email: [enquiries@haarergoss.co.uk](mailto:enquiries@haarergoss.co.uk)

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

