

# PEPPER

Commercial

## TO LET

### SHOWROOM / WAREHOUSE

Approximately 410.4 sq.m. (4,417 sq.ft.)

**5 BRIDFORD ROAD  
MARSH BARTON INDUSTRIAL ESTATE  
EXETER, DEVON  
EX2 8QX**



**NEW ROOF TO BE FITTED**

Ref 0128

**01392 874209**

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA  
[www.peppercommercial.co.uk](http://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.

Bridford Road is in a prominent position on the front of the estate just off the principal thoroughfare, Trusham Road, close to its intersection with Marsh Barton Road. Two terraces of similar units face across the access road, and were constructed some time ago, most have been updated and remodelled to provide trade counter type units. The subject property is at the far end of the terrace, other occupiers include MAJESTIC WINE, Bathroom Village and Market Carpets. The unit has been updated with flush cladding panels and glass shopfront to the front elevations. Internally the present owners have installed a showroom with WC. The unit has a private loading ramp, full height HGV loading door and 5 allocated parking spaces.

## ACCOMMODATION

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

	<b>Metric</b>	<b>Imperial</b>
Unit depth	27.36 m.	89'9"
Unit width	15.00 m.	49'2"
<b>Ground Floor</b>	<b>411.57 sq.m.</b>	<b>4,430 sq.ft.</b>

## LEASE

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

## PRINCIPLE FEATURES INCLUDE:

- Prominent position
- New insulated sheet steel roof to be fitted.
- Front showroom
- Part glazed from elevation.
- Flush panel frontage
- Private access and parking.

## RENT

An ingoing rental of £30,000 p.a. (£6.77 p.s.f.)

## VAT

All figures quoted are plus VAT where chargeable.

## ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating E

## RATES

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

Rateable Value: £18,250

Rates payable: £9,106 p.a. (x 49.9p 2020/21)

**YOU ARE ADVISED TO CHECK**

## 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.



[ap@peppercommercial.co.uk](mailto:ap@peppercommercial.co.uk)

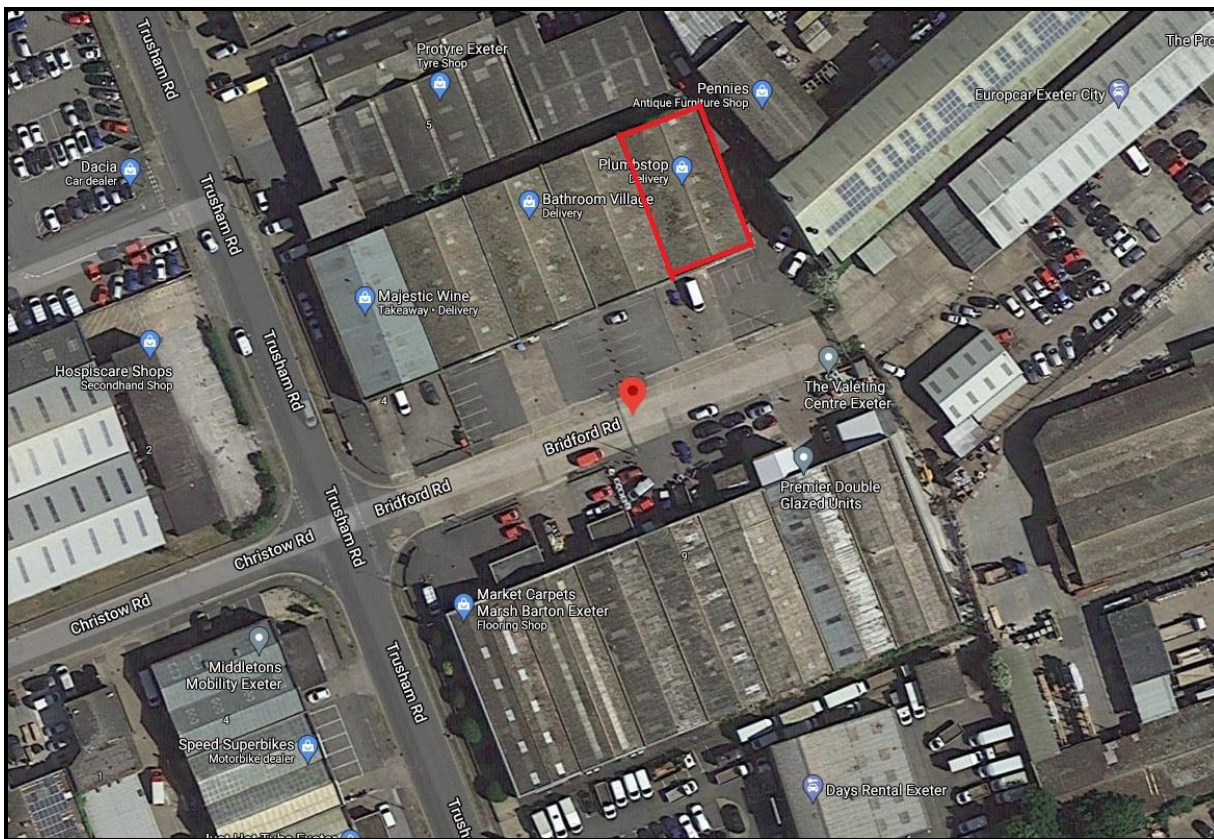
**Adam Parsons 07808 473248**

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