

PEPPER

C o m m e r c i a l

TO LET

MODERN BUSINESS TRADE UNITS

BELL HOUSE

Marsh Green Road

Marsh Barton Trading Estate

Exeter

EX2 8PT



PRELIMINARY PARTICULARS ONLY

A PROPOSED DEVELOPMENT OF 4 TRADE UNITS
1,937.90 sq.m. (20,859 sq.ft.)

Ref 138

01392 874209

5 Clyst Units, Hill Barton Business Park, Clyst St Mary, 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, construction on a rail halt is shortly to be completed (winter 2022). Established occupiers on the estate include most of the car franchise operators, together with the usual retail, builders' merchants, and trade outlets.

Bell House fronts Marsh Green Road, one of the principal routes through the estate. The location is some 200 meters from the Sainsburys food store and 100 meters from the Alphington Road Retail Park, whose occupiers include Dreams bedding store, Brewers Decorator Centre and Autoglass a vehicle windscreen replacement centre.

PROPOSED ACCOMMODATION

Brief details of the accommodation with approximate Gross Internal areas are as follows:

	Metric sq.m.	Imperial sq.ft.
Unit 1	542.60	5,840
Unit 2	467.90	5,036
Unit 3	471.70	5,077
Unit 4	455.70	4,905
TOTAL	1,937.90	20,859

PRINCIPLE FEATURES INCLUDE

- Totally re clad existing steel frame
- Separate services
- Designated parking spaces
- HGV loading & turning
- Rear roller shutter access
- Each unit with separate pedestrian access.

LEASE

The units will be available on new 12-year full repairing insuring leases with 4 yearly open market rent reviews.

RENT

The ingoing rent to be:

Unit 1 £49,500 p.a. (£8.50 p.s.f.)
Unit 2 £63,000 p.a. (£12.50 p.s.f.)
Unit 3 £63,500 p.a. (£12.50 p.s.f.)
Unit 4 £61,500 p.a. (£12.50 p.s.f.)

RATES

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

A rateable assessment of the unit has yet to be undertaken.

Rateable Value:

Rates payable:

YOU ARE ADVISED TO CHECK

ENERGY PERFORMANCE CERTIFICATE

Certificates will be available once the development has been completed.

LEGAL COSTS

Each party are to bear their own legal costs in any transaction

VAT

All figures quoted are plus VAT

VIEWING

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

Adam Parsons 07808 473248

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ap@peppercommercial.co.uk

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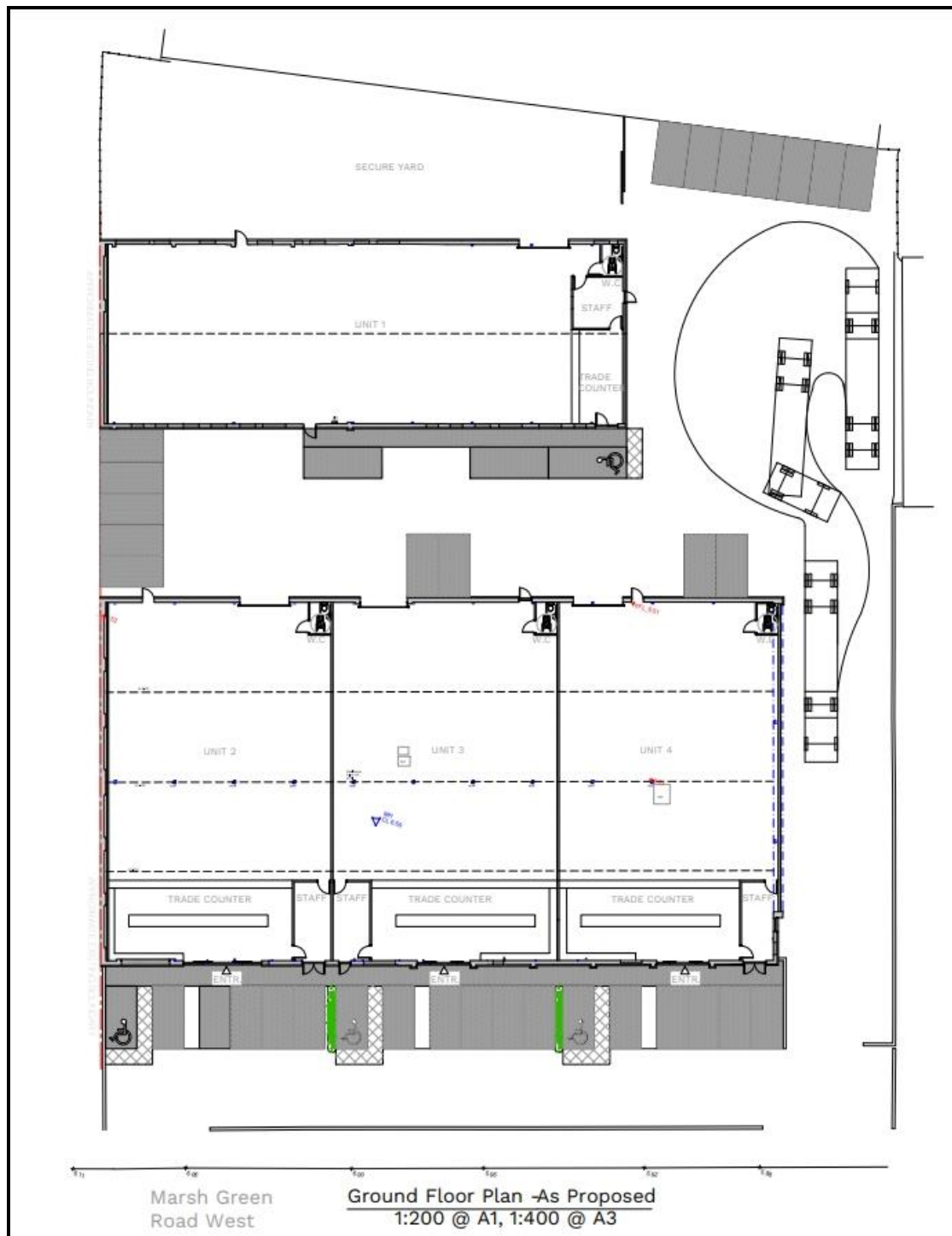
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