

# PEPPER

Commercial

## TO LET

### BUSINESS / WAREHOUSE UNIT

Approximately 136.30 sq.m. (1,467 sq.ft.)

Plus mezzanine 82.77 sq.m. (891 sq.ft.)

**UNIT 8 ASHTON BUSINESS CENTRE  
ASHTON ROAD  
MARSH BARTON TRADING ESTATE  
EXETER  
EX2 8LN**



Ref 154

**01392 874209**

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

# PEPPER

C o m m e r c i a l

## SITUATION AND DESCRIPTION

Exeter is the administrative capital of Devon with a population of around 119,600, a travel-to-work area with a population of over 280,000, a shopping catchment of over 550,000, a student population of around 12,000 and over 2 million day-visitors a year. The property is located on the principal trading estate with a large concentration of trade counter retail and similar car showroom occupiers and there are several major industrial manufacturing businesses. The units can be found at the end of Ashton Road, behind the Eden Vauxhall car showroom which is opposite the Marsh Barton Retail Park just off Marsh Barton Road.

The development comprises a terrace of similar units, with part brick and clad elevations, constructed in block, steel portal frame under a pitched roof. Unit 8 comprises a mid-terraced unit. The unit has a pent sheet steel roof incorporating translucent panels, solid concrete floor, an internal WC and a full height HGV loading door with separate pedestrian access. A part mezzanine level has been installed that provides offices at 1<sup>st</sup> floor with meeting rooms under. Externally the development is set within its own site, within which there is allocated parking and shared access and HGV turning.

## ACCOMMODATION

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

	Metric Sq.m.	Imperial Sq.ft.
Unit depth	17.06	55'11"
Unit width	7.99	26'3"
<b>TOTAL</b>	<b>136.30</b>	<b>1,467</b>
<b>MEZZANINE</b>	<b>82.77</b>	<b>891</b>

## LEASE

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

## VAT

All figures are exclusive of VAT where chargeable.

## RENT

The ingoing rent to be £19,500 p.a.

## LEGAL COSTS

Each party are to bear their own legal costs

## ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed with the following energy rating D

## RATES

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

Rateable value £10,750

Rates payable £5,267 p.a. (x 0.499 2022/3)

Small business rate relief is available to properties under the rateable value of £15,000.

**YOU ARE ADVISED TO CHECK:** [Business rates relief: Small business rate relief - GOV.UK \(www.gov.uk\)](#)

## VIEWING

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

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C o m m e r c i a l

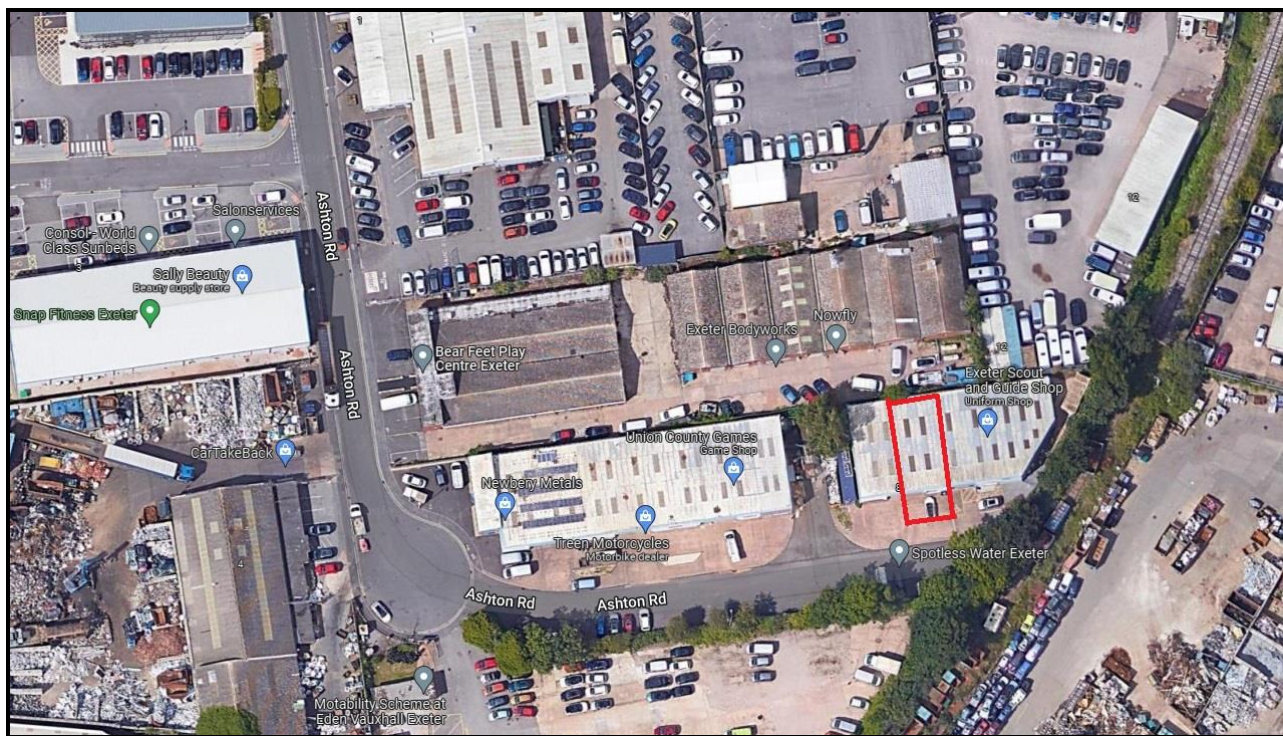
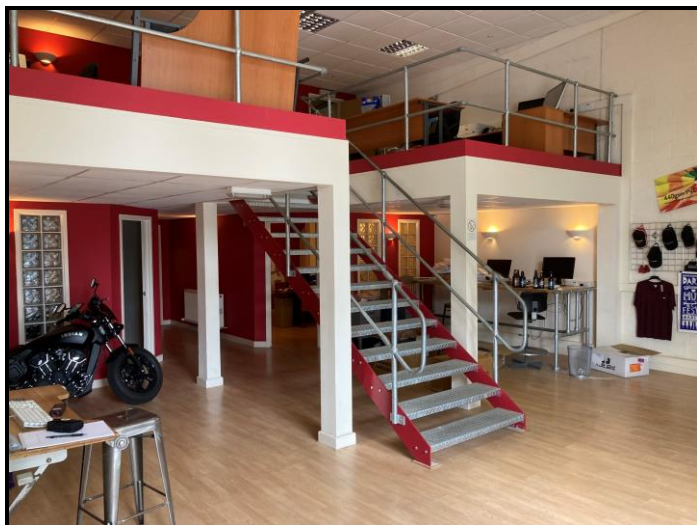
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**Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA**

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