PEPPER

Commercial

TO LET

BUSINESS / WAREHOUSE UNIT

Approximately 223.93 sq.m. (2,410 sq.ft.)
Plus Mezzanine 191.38 sq.m. (2,060 sq.ft.)

UNIT 6 ASHTON BUSINESS CENTRE
ASHTON ROAD
MARSH BARTON TRADING ESTATE
EXETER
EX2 8LN

Ref 166R

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

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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 a number of 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 6 comprises an end-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. Internally there is a partial mezzanine level that covers most of the ground floor. Externally the development is set within it's 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 max	17.26	56'7"
Unit width max	13.43	44'1"
Ground Floor	223.93	2,410
Mezzanine	191.38	2,060
TOTAL	**415.31**	**4,470**

Internally there is a front office, rear WC.

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 £27,500 p.a. (£11.41 p.s.f.)

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:

The building has a split rateable value between ground & 1st floor.

Rateable Value – Upper Floor £15,000
Rates payable £6,480 p.a. (x 43.2p)

Rateable Value – Ground Floor £12,750
Rates Payable £5,508 p.a. (x43.2p)

Small business rate relief may apply to this building:
Business rates relief: Small business rate relief - GOV.UK

YOU ARE ADVISE TO CHECK

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

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or it's servces are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

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FOR INDENTIFICATION ONLY

Tel: 01392 874209 Web: www.peppercommercial.co.uk

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