



TO LET

Unit A1 Hennock Trade Park

Exeter, EX2 8NJ

Highly Prominent Trade Counter Warehouse – 3,773 sq ft (350 sq m)

Location

The Premises are situated in a prominent position on Marsh Barton Trading Estate, Exeter's largest employment estate, and principal trade counter and car sales location.

The premises are situated within easy access of the A30 link road and M5 motorway at Junction 31.

Nearby occupiers include Travis Perkins, Johnstone's Decorating Centre, Karcher, Brandon Hire, Screwfix, Magnet and Toolstation.



M5



3 miles

A30



1 mile

**Exeter City
Centre**



2.8 miles

Accommodation

Description

The property comprises an end of terrace trade counter / warehouse which has been built around a steel portal frame under a metal clad roof incorporating approximately 10% translucent roof lights.

Internally, the warehouse area benefits from a minimum eaves height of 5.9m (19ft 2in) There are ground floor offices and multiple WCs at ground floor level. Additionally, there is further storage space at mezzanine level.

Loading is provided via a single surface level electric loading door and a separate pedestrian entrance, both situated at the front elevation of the property

Parking

The property benefits from its own allocated loading forecourt and allocated car parking.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Warehouse	3,221	299
Mezzanine	552	51
TOTAL	3,773	350

Fully accessible raised floors



Mezzanine 552 sq ft



Eaves height 5.9m

Onsite parking



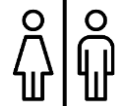
Loading Door



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for E, B2 and B8 use but any occupier should make their own enquiries to the Planning Department of Exeter City Council. Tel: 01392 277888 or [Exeter City Council](#)

Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is E106 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available for immediate occupation by way of a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £52,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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AK Ref: NS/JAS/98931

Date: April 2024

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.