

# UNITS A & B MUSHROOM ROAD



A & B

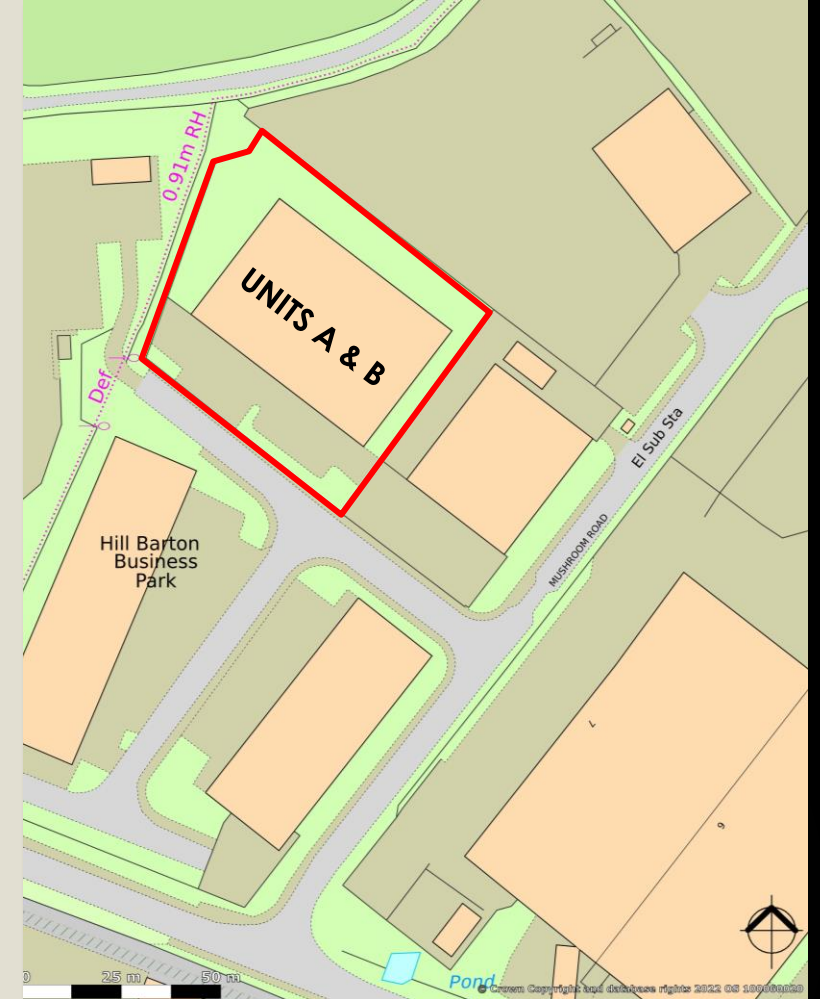
Hill Barton Business Park  
EXETER, Devon EX5 1SB  
2,063 m<sup>2</sup> (22,206 ft<sup>2</sup>)

**FOR  
LEASE**



## LOCATION

Hill Barton Business Park is located off the A3052 Exeter to Sidmouth Road approximately 4km to the east of Junction 30 of the M5 motorway. The entrance to Hill Barton Business Park is directly opposite the entrance to Crealey Leisure Park. The subject property is located on the north side of the internal estate road. Other occupiers on the business park include DHL, Kandy Toys, Initial Citylink



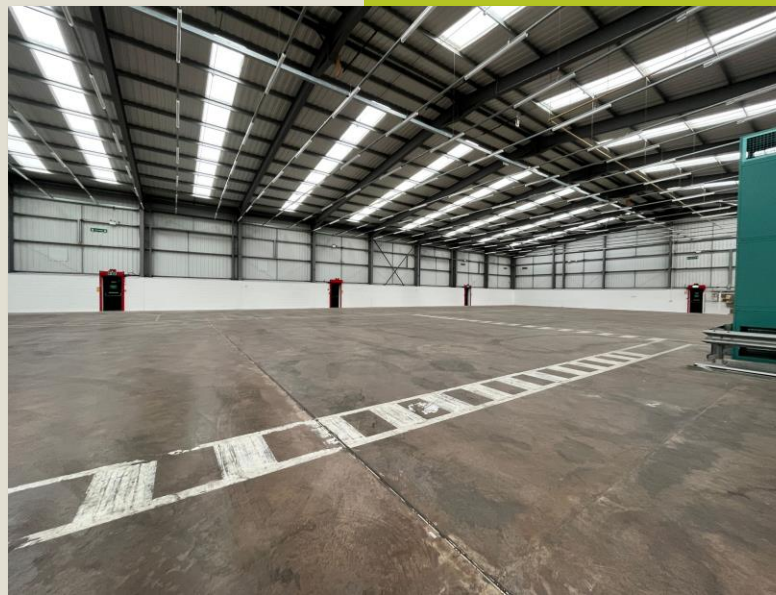
## DESCRIPTION

Units A & B form one detached industrial / warehouse building of steel portal frame construction with metal profile clad elevations with brick / blockwork at low level under a pitched metal profile clad roof within an eaves height of 6m.

The accommodation includes a reception / office, staff room and a further office and separate male, female and disabled toilet facilities.

There is a roller shutter door measuring 5m wide by 5.77m high.

Externally, there is parking for approximately 17 cars at the front of the building and this area is enclosed by metal fencing and metal gates



## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and includes the following gross internal floor areas:

AREA	M <sup>2</sup>	FT <sup>2</sup>
Unit A	1,031.5	11,103
Unit B	1,031.5	11,103
<b>Total</b>	<b>2,063</b>	<b>22,206</b>



## ANTI - MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the [seller's] [landlord's] agent(s). This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

## CONTACT



### KATIE PURRINGTON

T +44 (0) 1392 429380  
M 07513 482451  
katie.purrington@jll.com

### TIM WESTERN

T +44 1392 429305  
M 07711 851459  
tim.western@jll.com

## TENURE & TERMS

The property is available as a whole or two parts on a new full repairing and insuring lease(s) with terms to be negotiated. VAT will be charged on the rent and any other charges.

## EPC

Units A & B have an EPC of B: 40

## RATEABLE VALUE

We are informed by the Valuation Office Agency units A & B have a combined rateable value of £98,500, effective from 1 April 2017.

## LEGAL COSTS

Each party to bear their own legal costs incurred with the new lease

### DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000. October 2023.