

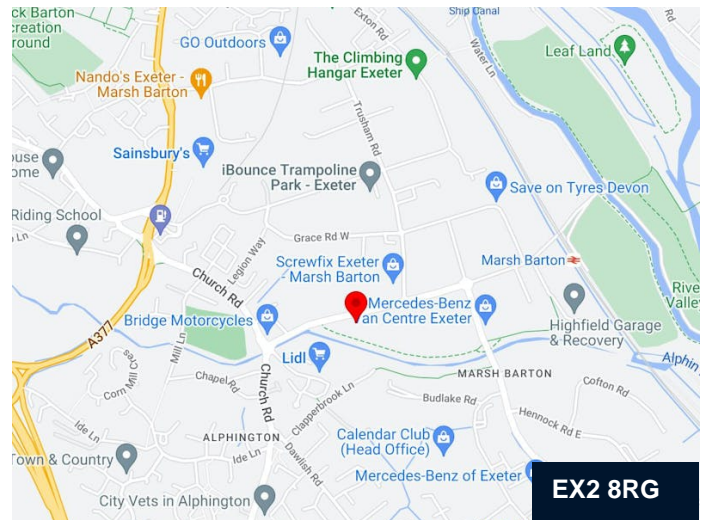
UNIT 5

Alphinbrook Road, Marsh Barton, Exeter, EX2 8RG



Key Highlights

- Access to the A30/M5
- Florescent Strip Lighting
- Internal office accommodation
- Frontage and Roadside parking
- Three Phase Electricity
- Full height roller shutter door
- Mezzanine floor



Description

Unit 5 is a end of terrace unit comprising industrial/warehouse accommodation with full height loading to the front elevation. The elevations are of brick/block to a full height. The building is of portal frame construction with corrugated asbestos cement roof with internal rooflights. The eaves are to a height of 4.65m with access provided by way of a manual roller shutter door 3.04 m width x 4.28m height. Pedestrian access to the front of the accommodation via double glazed unit providing access to the main accommodation where an extensive mezzanine floor provides both internal office and ancillary storage/kitchen accommodation. There are two car parking spaces immediately to the front of the unit.

The property has main gas, drainage, 3 phase electricity and florescent strip lighting throughout. The under mezzanine area further benefits from gas fired radiator system.

Location

The unit is located on Alphin Brook Road, which runs through the centre of the Marsh Barton Trading Estate, the largest employment estate in Exeter.

The site is situated close to the A30 and Junction 31 of the M5. Occupiers surrounding include HSS Hire, GSF Car Parts, Screw fix, Tool station and Greggs.

Business Rates

Rateable Value as of 1st April 2023 is £20,250

Accommodation

This property has been measured in accordance to the RICS code of measuring practice on a GIA basis. The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse, Offices, WC's and Kitchen	2,675	248.52	Available
Mezzanine	988.45	91.83	Available
Total	3,663.45	340.35	

Viewings

Please contact sole agents, Savills.

Terms

The unit is available by way of new full repairing and insuring lease for a term of years to be agreed

Legal Costs

Each party will be responsible for their own legal costs and surveyors costs incurred

Rent

Upon Application

EPC

This property has an energy performance rating of D89. The full certificate can be provided on request.

Contact

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