

INDUSTRIAL
OFFICE
RETAIL

TO LET

LIGHT INDUSTRIAL UNIT ON THE POPULAR MARSH BARTON TRADING ESTATE

Approximately 74.7 sq.m (803 sq.ft) with Parking

**UNIT 17 NORMAN COURT, BUDLAKE ROAD,
MARSH BARTON TRADING ESTATE,
EXETER, DEVON, EX2 8PY**



An opportunity to enter into a new flexible lease on these centrally located industrial / warehouse / trade counter premises on the popular Marsh Barton industrial estate, offering easy access to the City centre and the M5 / A38 trunk roads. The unit is suitable for a wide variety of potential users.

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SITUATION AND DESCRIPTION

The premises are located at the Southern end of the well-established Marsh Barton Trading Estate at the junction with Budlake Road and Matford Park Road. The premises have easy access to the main spine road through the estate, Bad Homburg Way, which provides access to the remainder of the estate. In addition its central location offers easy links to the City Centre and to the A30, M5 and A38 / A380 trunk roads. Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. Exeter is a University City steeped in history being the capital city and county town of Devon and has firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area.

Unit 17 is a mid-terraced unit forming part of a block of light industrial units. There is a concrete surfaced forecourt at the front and further shared car parking within the development. The premises would suit a variety of potential occupiers who require industrial, manufacturing or trade counter space in a central and convenient location with access to all main routes.

ACCOMMODATION

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

Approached from the parking area via either a pedestrian door or a roller shutter door providing vehicular access to.....

Workshop

11.83m x 5.82 (38'10" x 19'1") max

Concrete floor. Strip lighting and power points as fitted. Full height roller shutter door. Minimum eaves height of 5.54m (18'2") rising to a maximum of approx. 6.23m (20'6"). Translucent roof panels provide natural light. Pedestrian door.



Toilet

Low level W/C suite with wash hand basin and electric over sink water heater.

EXTERNALLY

To the front is a level loading and unloading area with parking.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is attached, a full copy is available to download from the web site. The rating is: E 122

SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises. Gas is not provided.

LEASE AND RENT

The premises are available by way of a new 6 year effective FRI lease at an initial rent of £8,495 pax plus VAT, with a rent review at the end of the third year. A tenant only break clause may also be available at the end of the third year. The lease will be contracted outside of the Landlord and Tenant Act.

VAT

We understand that VAT is payable on the rent and service charge.

SERVICE CHARGE

The annual service charge contribution for the year ending 31st March 2023 is approximately £209.22 plus VAT per quarter which is collected on the usual quarter days. The Buildings insurance contribution for the same period is £205.58 plus VAT per annum.

BUSINESS RATES

Rateable Value: - £5,800 (2023 valuation List)

We are advised that qualifying businesses may benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount please contact Exeter City Council on 01392 277888.

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords legal and administration costs in the setting up of the new lease.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0250)



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.