

# TO LET

## LIGHT INDUSTRIAL / TRADE COUNTER UNIT ON THE POPULAR MARSH BARTON TRADING ESTATE

Ground Floor Warehouse, Trade Counter and Offices of 353 sq.m (3,808 sq.ft) with Mezzanine Storage of 171.5 sq.m (1,849 sq.ft) so totalling 524.5 sq.m (5,646 sq.ft) together with 8 parking spaces to the front

**4 KNOWLE UNITS, SILVERTON ROAD, MATFORD,  
EXETER, DEVON, EX2 8HJ**



An opportunity to enter into a new flexible lease on these well fitted and centrally located industrial / warehouse / trade counter premises on the popular Matford Business Park on the southwestern edge of Exeter, offering easy access to the City centre and the M5 / A38 / A380 trunk roads.

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#### SITUATION AND DESCRIPTION

The premises are located on the sought after Matford Business Park being part of the overall and well-established Marsh Barton Trading Estate and fronting Silverton Road which along with Bad Homburg Way are the main spine roads through the estate. In addition the Units 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.

Unit 4 Knowle Units is a mid-terraced unit forming part of a block of Trade Counter / light industrial units fronting the busy Silverton Road, and benefit from a generous Car Parking allocation at the front with loading and unloading facilities. The premises would therefore suit a variety of potential occupiers who require a prominent Trade Counter Unit, or an industrial / Warehouse Unit in a central and convenient location with easy access to all main routes.

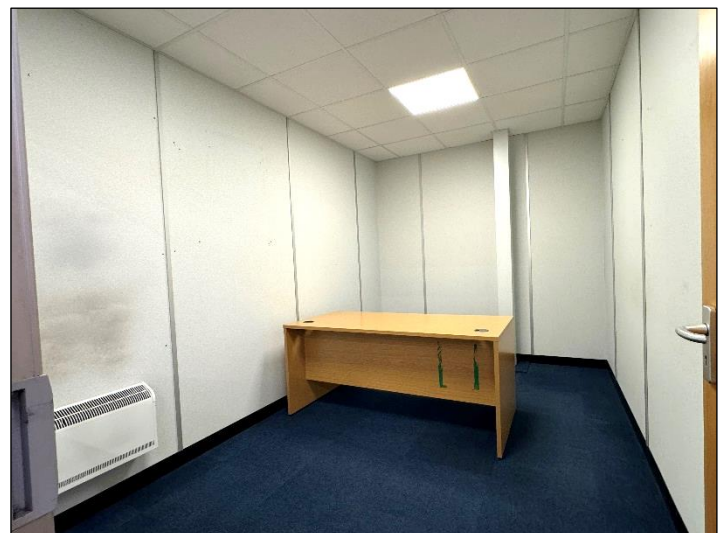
#### ACCOMMODATION

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

**Trade Counter** **5.84m x 5.75m (19'2" x 18'10") max**  
Glazed doors with glazed side window with security shutter over. Trade counter with door to main office. Glazed panel to main office. Suspended ceiling with inset LED lighting.



**Office No 2** **4.19m x 2.49m (13'9" x 8'2") max**  
Suspended ceiling with integrated LED lighting. Carpeted. Electric wall heater. Glazed panel to warehouse.



**Kitchen** **3.05m x 1.76m (10'0" x 5'9") max**  
Range of wall and base units with worktop and inset stainless steel sink unit and single drainer. Space for fridge under. Over sink electric water heater. Suspended ceiling with LED light.

**Toilet**  
2 cubicles and wash hand basin. Over sink water heater plus hot air hand dryer.

**Office No 1** **14.92m x 5.77m (48'11" x 18'11") max**  
Large open plan office approached from the trade counter or the Warehouse. Suspended ceiling with integrated LED lighting. Carpeted. Ceiling mounted Air con cassette. Electric wall heater. Power as fitted. Glazed panels to the warehouse.



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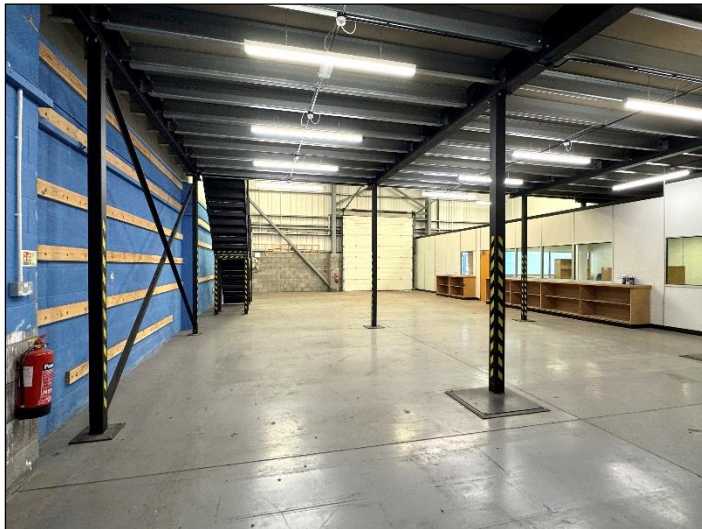
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### Warehouse

**17.91m x 10.87m plus 5.22m x 3.84m  
58'9" x 35'8" plus 17'2" x 12'7" max**

Powered Up and over sectional door providing vehicular access with opening of 4m x 4m (13'1" x 13'1"). Translucent roof lights. Concrete floor. LED lighting. Power as fitted. Minimum eaves height of 5.85m (19'2") rising to a maximum of approx. 7.27m (23'10") in the centre.



### Mezzanine Floor

**16.31m x 10.53m (53'6" x 34'6") max**

Part mezzanine floor to the rear of the Unit with steel staircase leading up from the warehouse area. Fork lift gate. LED over head lighting. Power as fitted.

### EXTERNALLY

To the front of the units is a level loading and unloading area with parking for up to 8 vehicles.

### LEASE AND RENT

The Unit is available by way of a new 6 or 10 year FRI lease at a rent of £32,500 pax plus VAT, with a rent review at the mid-way point. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

### VAT

VAT is chargeable on the rent.

### BUSINESS RATES

Rateable Value: - £26,250 (2023 valuation List)  
For details of the Rates Payable, please contact the Business rates Department at Exeter City Council on 01392 277888.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, the rating is below with the full version available to download from the web site. The rating is: C 56

### SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available to the premises.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

By prior appointment only with the Joint sole agents Bettsworths (01392 212021) or Tony Noon at Noon Roberts (07831 273148)  
Ref (0818)



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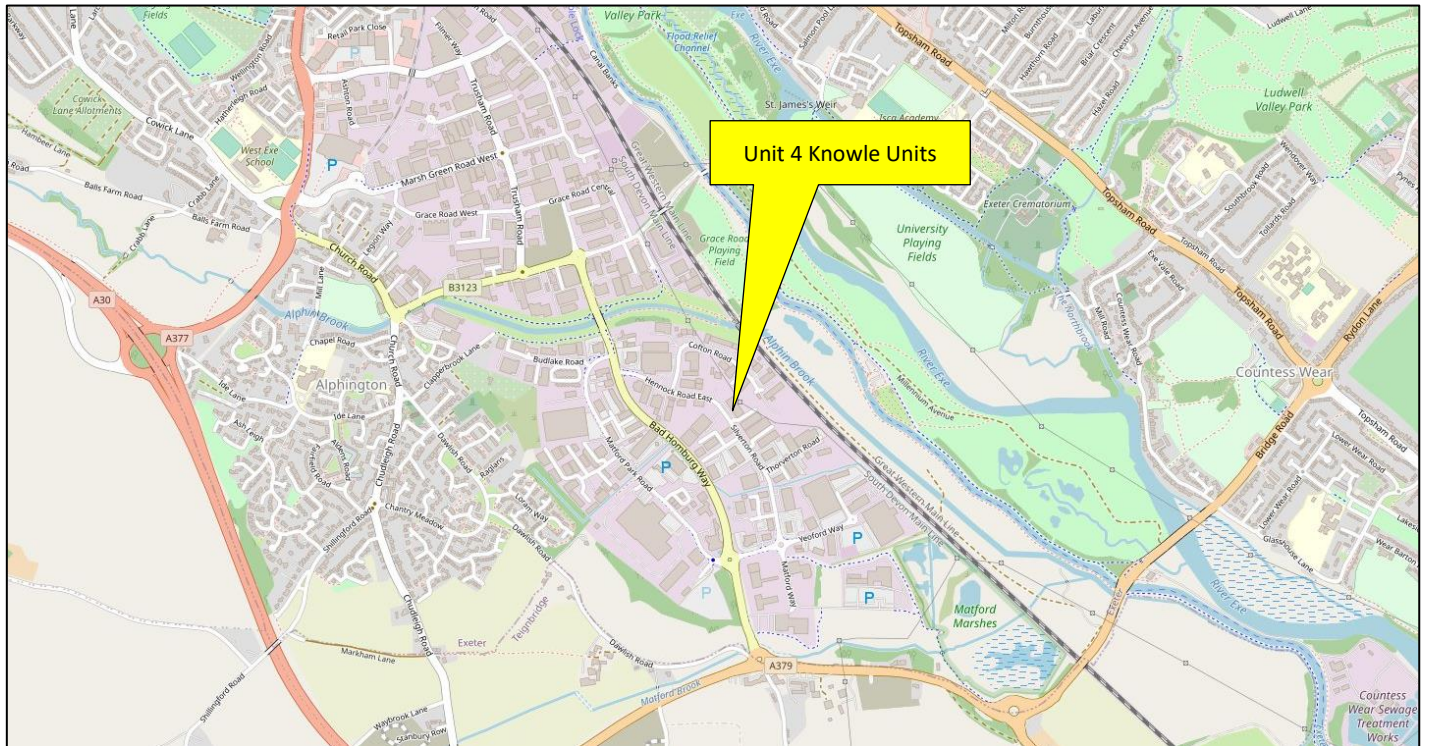
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