

INDUSTRIAL
YARD
RETAIL

TO LET

SECURE CONCRETED AND FENCED YARD / COMPOUND AREA WITH SERVICES AVAILABLE

Secure Yard / Compound of 142 sq.m (1,527 sq.ft)

**452 PINHOE TRADING ESTATE,
PINHOE ROAD, EXETER, DEVON, EX4 8HH**



An opportunity to take a new lease of this conveniently located secure Yard / Compound on the popular Pinhoe Trading estate on the Eastern side of Exeter. The Yard is concreted and fenced with palisade fencing with a pair of double gates onto the road. We understand that if a tenant wanted to install a portable office mains water and electricity can be available, full details on request.

Noon Roberts
4 Northleigh House,
Thorverton Road, Matford,
Exeter, Devon, EX2 8HF

Contact us
M. 07831 273148
E. tn@noonroberts.co.uk
W. noonroberts.co.uk

Tel: 01392 691007

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are located on the Pinhoe Trading Estate to the rear of the Aldi food store on the busy Pinhoe Trading Estate. Pinhoe is to the East of the City, within easy access of Exeter City centre and the M5 motorway (junction 29). The estate has a varied mix of users including industrial, warehousing, trade counter, office and Food Retail including an Aldi, Lidl and Sainsburys Supermarket.

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) line and is within walking distance of the central shopping area, with Exeter airport approximately 4 miles distant offering National and International flights. In addition to the Yard above, on the other side of the telecoms mast, there is a concreted area which could be used for parking 2 vehicles.

ACCOMMODATION

The Yard

**13.10m x 9.38m plus 7.97m x 2.38m
(42'11" x 30'9" plus 26'2" x 7'10")**

The Yard is concreted and slightly sloping, with a pair of gates to the front. To the sides and rear is a newly installed palisade fence making this a secure Yard. Suitable for the siting of a portable office or portacabin, subject to any necessary consents.



SERVICES

We understand that mains water and electricity can be made available to the site for a contribution, full details on request.

RENT AND TENURE

A rent of £3,950 pa is sought for a new 6 year lease with a mid term upwards only rent review. A Tenant only break clause can also be incorporated at the mid-way point if required, providing 6 months prior written notice. The lease will be contracted outside of the landlord and tenant act. VAT is not charged on the rent.

LEGAL COSTS

The incoming tenant to make a contribution of £395 plus VAT towards the landlords' legal fees, including abortive costs.

RATES

Rateable Value: - To be assessed

For further information, or to obtain the Rates Payable figure, please contact Exeter City Council on 01392 277888.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0829)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



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.