

TO LET

TRADE COUNTER / WAREHOUSE UNIT IN A SOUGHT AFTER TRADING LOCATION WITH 14 PARKING SPACES

Warehouse/ Trade Counter Unit of 505 sq.m (5,439 sq.ft)

**NO 7 JARDINE PARK, BRADMAN WAY, GRACE ROAD WEST,
MARSH BARTON, EXETER, DEVON, EX2 8PE**



An opportunity to acquire a new lease of this substantial end of terraced Trade Counter/ Warehouse premises in a proven Trade counter location. To the front of the premises are 14 allocated car parking spaces. The premises are well located on the sought after Marsh Barton Trading Estate on the edge of Exeter with easy access to the M5 / A30 and A38 trunk roads.

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SITUATION AND DESCRIPTION

These well located premises are situated in the heart of Marsh Barton off of Bradman Way which is accessed off Grace Road West and the main spine Road of Trusham Road. Marsh Barton is situated on the Edge of Exeter City Centre and offers excellent access to the A30 / M5 and A38 / A380 trunk roads. Exeter is the capital city and county town of Devon and has firmly established its reputation of being the commercial centre of the South West. The city has a population of approximately 130,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has two mainline railway stations plus a modern and vibrant shopping area including the Princesshay Retail centre. Exeter airport is some 8 miles distant with regular national and international flights

Unit 7 Jardine Park is an end of terrace unit in a modern courtyard which has very much established itself as a Trade Counter area with adjoining occupiers including Electrical Wholesalers (Edmundson Electrical), TLC Electrical Supplies, National Windscreens, and to the front of the premises JFE (Main Nissan Dealer). The premises are arranged on Ground floor and comprise a large open warehouse area. The premises are well located and offer flexible blank canvass accommodation which will suit a variety of potential users, including trade counter, warehousing or manufacture, subject to the usual consents.

ACCOMMODATION

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

Warehouse **28.3m x 17.8m (92'10" x 58'5") overall**

Up and over entrance door from courtyard area offering good vehicular access to the warehouse. Glazed door with glazed side panel. Translucent roof panels. Minimum eaves 5.3m (17'3") with a maximum in the centre of 6.92m (22'8")



(Library photograph of the adjoining

Accessible Toilet

Low level W/C suite with wash hand basin. (This will be constructed prior to occupation)

EXTERNALLY

To the front of the premises is a private car parking area with 14 allocated and parking spaces either side of a central loading area.

BUSINESS RATES

Rateable Value (To be assessed)

(For guidance only, the Landlords have provided an anticipated RV of £38,270 - Please note this may change when the valuation officer completes its reassessment)

SERVICES

We understand that mains water, drainage, gas and electricity including 3 phase are available to the premises.

RENT

A rent of £47,500 per annum exclusive is sought for these well located and adaptable premises that are ideally suited to both a trade counter / showroom use, or a manufacturing / assembly operation, subject to the usual consents. A service charge is levied for the common areas and landscaping etc.

LEASE

A new 10 or 15 year FRI lease is available with 5 yearly upwards only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below with a full version available to be downloaded from the web site. The rating is: C 68

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0832)



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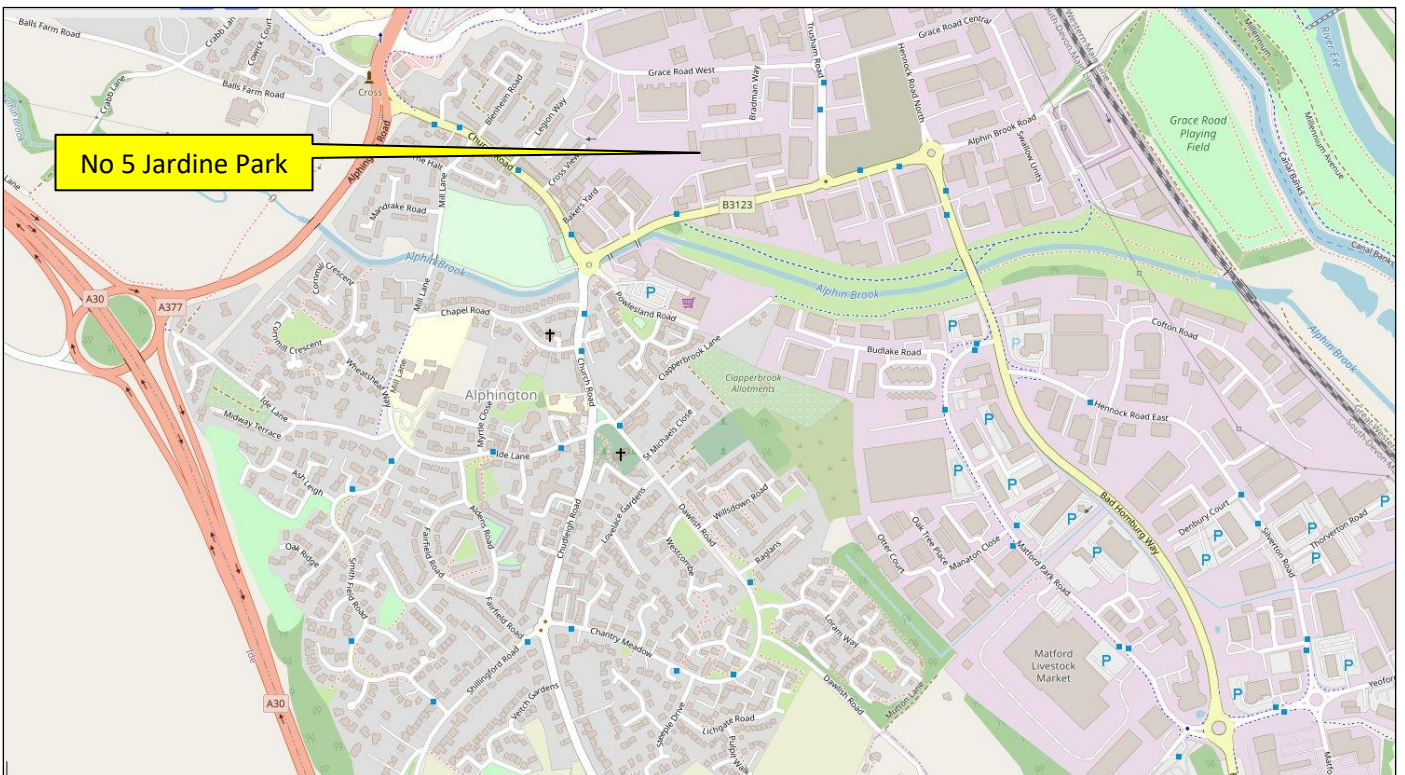
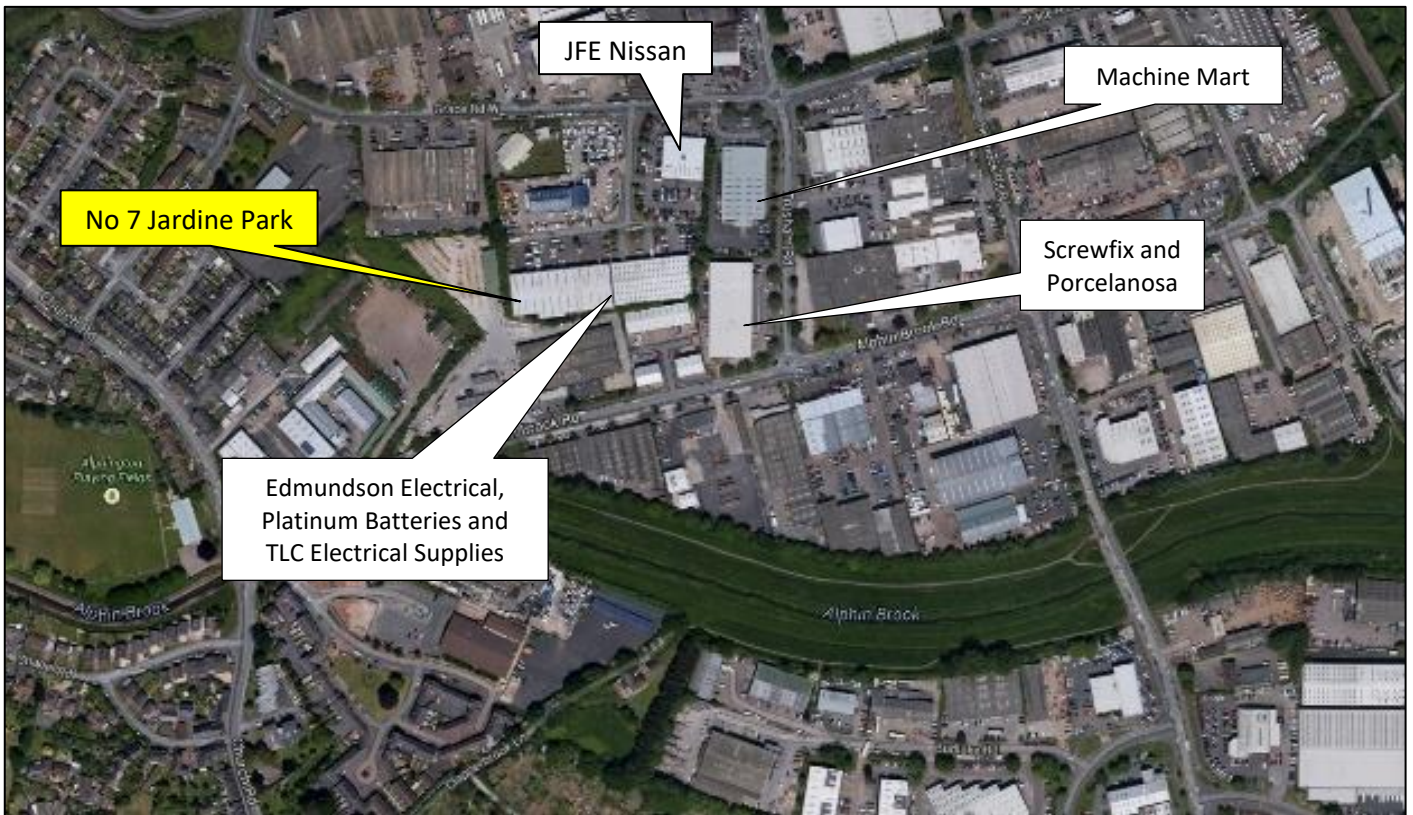
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.