

FOR SALE/ TO LET

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

Ground Floor Warehouse, Trade Counter and Offices of 228 sq.m (2,457 sq.ft) with Mezzanine Storage of 179 sq.m (1,927 sq.ft) so totalling 407 sq.m (4,384 sq.ft) together with 6 parking spaces to the front

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



An opportunity to either purchase the freehold or take a new lease of this well located and prominent Industrial / Warehouse / Trade counter premises with a range of ground and first floor offices on the popular Matford Business Park on the south western edge of Exeter, offering easy access to the City centre and the M5 / A38 / A380 trunk roads. The unit is suitable for a wide variety of potential users.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

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 2 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 / Reception 8.52m x 5.25m (27'11" x 17'3") max
Glazed door with glazed side panel. Suspended ceiling with integrated LED lighting. Counter to the front with office space to the rear. Carpeted. Radiator. Power as fitted. Ceiling mounted aircon cassette. Glazed panels to the warehouse. Meter cupboard with Ideal Standard gas fired boiler. Glazed screen to

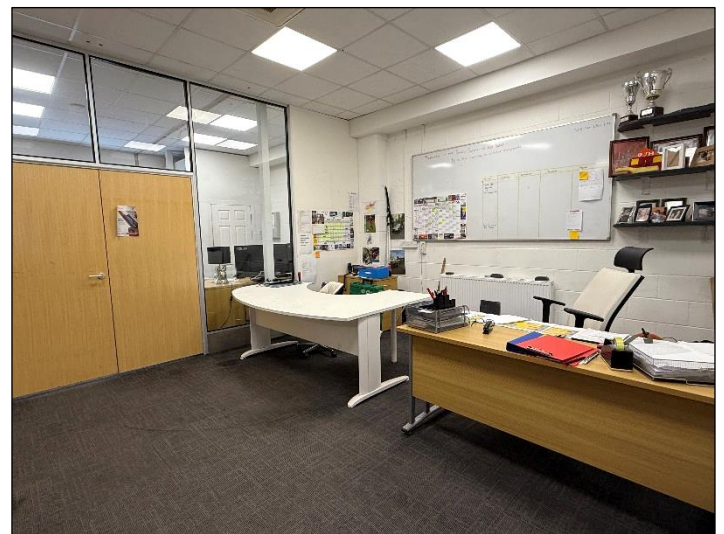


Office No 2 5.26m x 3.95m (17'3" x 12'11") max
Glazed screen to warehouse and Offices 1 and 3. Suspended ceiling with integrated LED lighting. Radiator. Carpeted.

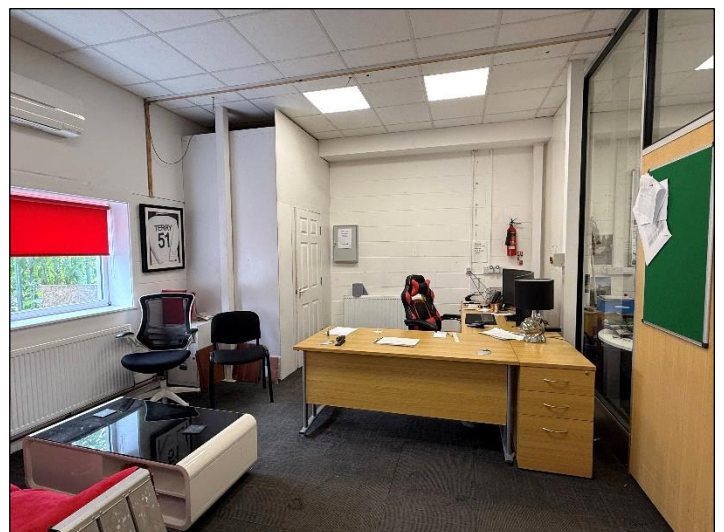
Toilet

WC suite and wash hand basin. Shower cubicle with glazed screen and Mira electric shower unit.

Office No 3 5.23m x 4.28m (17'2" x 14'0") max
Glazed screen to workshop. Suspended ceiling with LED lighting. Carpeted. Radiator. Ceiling mounted aircon cassette. Pair of glazed doors to Office No 4.



Office No 4 5.23m x 4.21m (17'2" x 13'10") max
Window to rear. Radiator. Walk in storage cupboard. Carpeted. Suspended ceiling with LED lighting. Air con cassette.



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Office No 5

5.53m x 4.26m (18'2" x 13'11") max

2 windows to the rear. Suspended ceiling with LED lighting. Radiator. Carpeted. Glazed screen and glazed door to warehouse.



A steel staircase leads up from the warehouse area to the Mezzanine floors as below

Mezzanine Area No 1

10.81m x 8.58m (35'6" x 28'2") max

Useful storage area with over head lighting and power as fitted.



Warehouse

16.45m x 5.50m (53'11" x 18'0") max

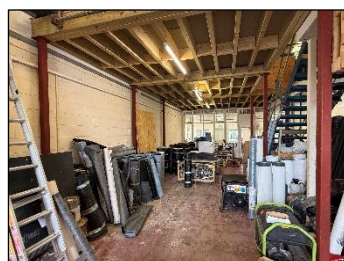
Electric roller shutter door from front courtyard area. Concrete floor. Min eaves 6.7m (21'11") or under the mezzanine platform the min height is 3.25m (10'8") This area of the mezzanine could be removed if a larger full height area was required.



Mezzanine Area No 2

5.57m x 4.02m (13'2" x 18'3") max

Leading off area No 1 and benefitting from a forklift loading gate from the Ground Floor warehouse area.



Mezzanine Area No 3

12.27m x 5.22m (40'3" x 17'2") max

Constructed on this area are the following

Ladies Toilet

WC suite and wash hand basin.

Gents Toilet

WC suite and wash hand basin.

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Kitchen

4.00m x 2.39m (13'2" x 7'10") max

Range of base units with work top and inset 1 ½ bowl sink unit with drainer. Space for fridge. Carpeted. Suspended ceiling with integrated strip lighting. Window to warehouse.



Storage / Comms Cupboard 3.97m x 1.94m (13'0" x 6'4") max

Useful storage area. Comms cabinet with patch panel.

Meeting Room

5.33m x 2.78m (17'6" x 9'2") max

Glazed panel to the warehouse area. Carpeted. Suspended ceiling with integrated strip lighting. Power as fitted.



EXTERNALLY

To the front fronting Silverton Road is a shared parking forecourt with 6 allocated parking spaces plus a loading / unloading bay.

SERVICES

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

PRICE AND TENURE

Offers are sought in the region of £339,500 for the freehold with vacant possession on completion for this well-located trade Counter / Warehouse Unit with the benefit of a range of Offices.

Alternatively a new 6 or 10 year FRI lease is available at a rent of £26,950 pa plus VAT with a mid-term rent review. The lease will be contracted outside of the Landlord and Tenant Act.

VAT

VAT is chargeable on the sale price and any service charge.

SERVICE CHARGE

We understand a service charge will shortly be in place for the landscaping and common areas and services.

BUSINESS RATES

Rateable Value: - £20,000 (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: D 92

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0878)



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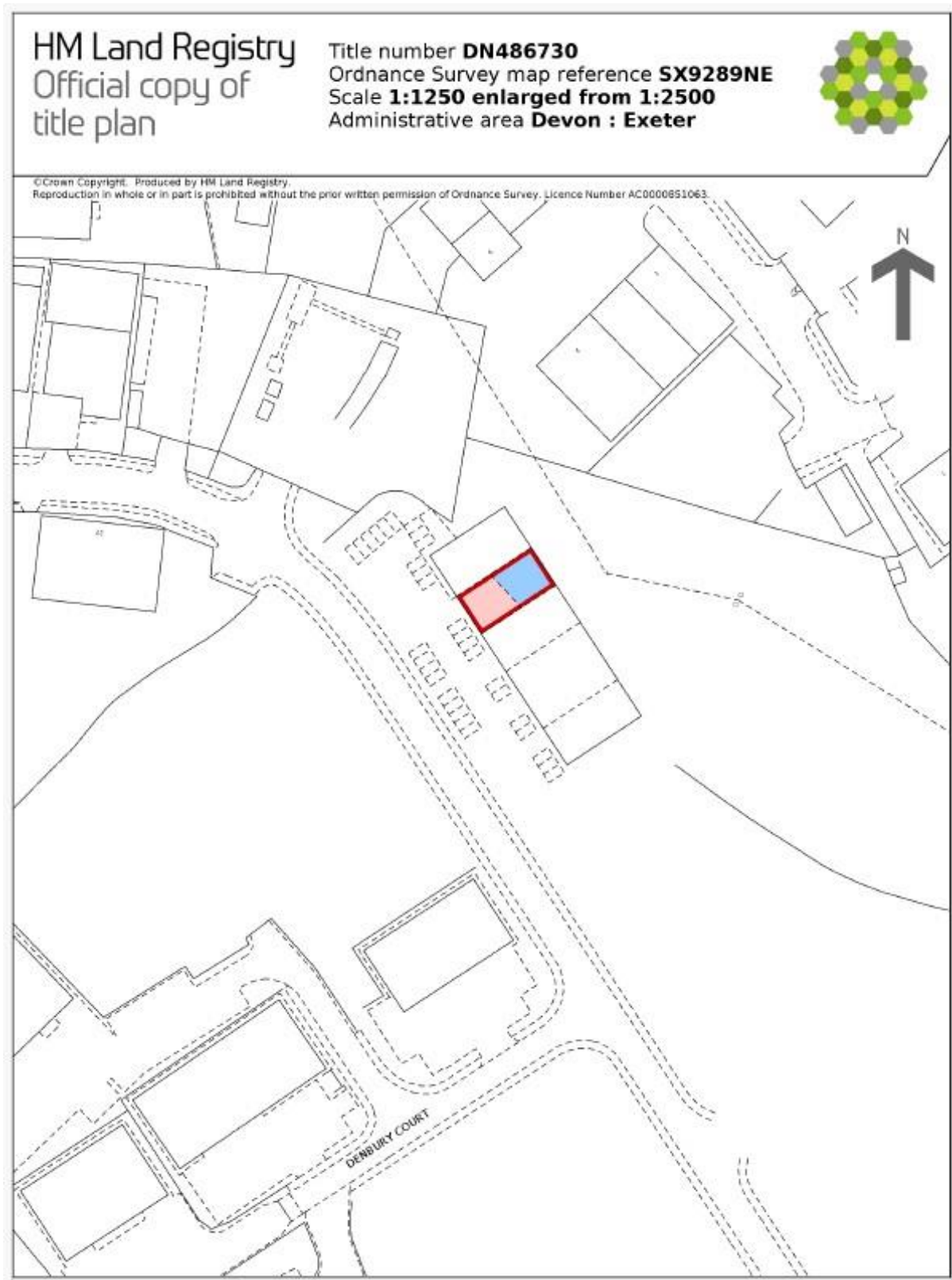
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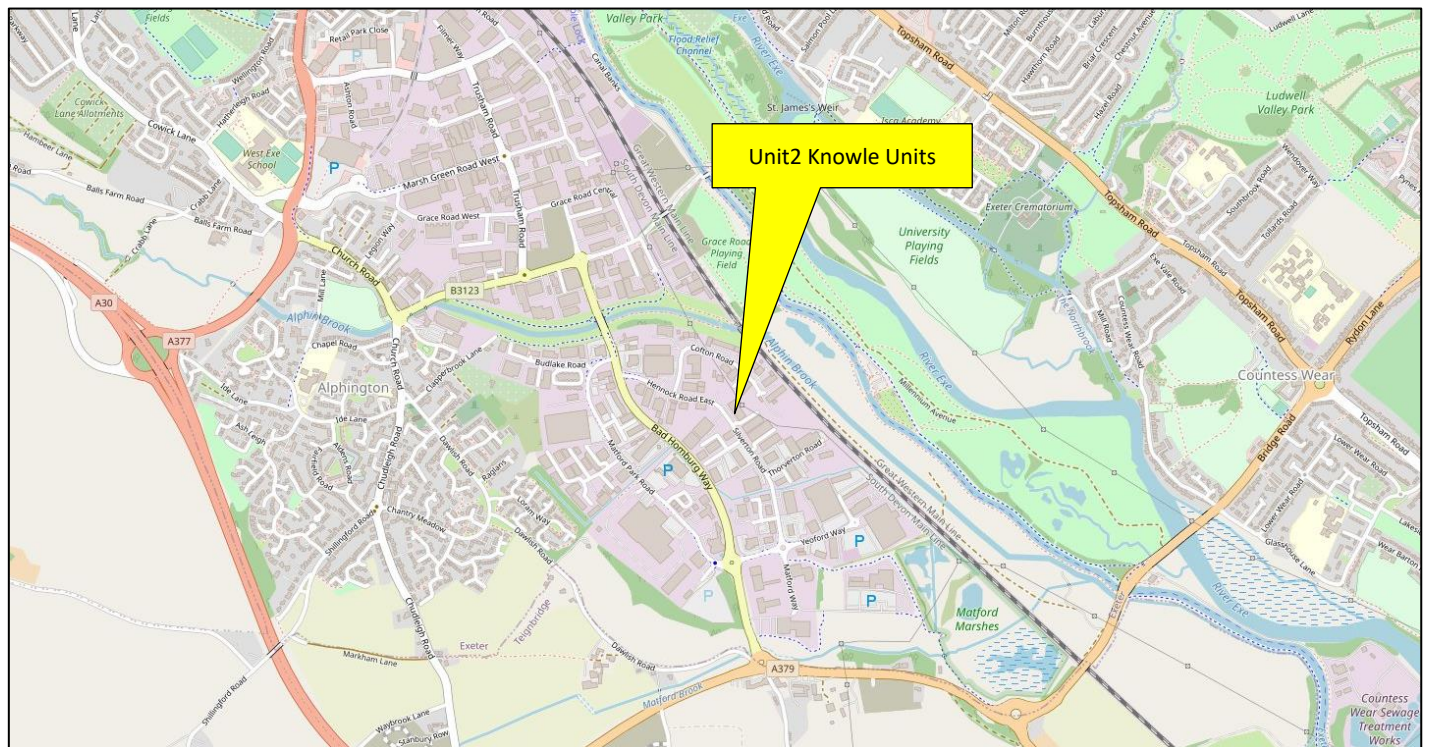
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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