

TO LET

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

Approximately 145 sq.m (1,560 sq.ft)

**UNIT 5 NORMAN COURT BUSINESS ESTATE, BUDLAKE ROAD,
MARSH BARTON, 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 premises would suit a variety of potential uses, subject to the usual consents.

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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.

Norman Court Business Estate is situated in a prominent location fronting Matford Park Road, making this ideal for a Trade Counter or other use where the public visit. There is a forecourt area at the front with further shared parking for tenants available within the development. The unit is configured as a warehouse area which allows for the installation of a mezzanine storage area for additional storage or office accommodation. The premises would therefore suit a variety of potential occupiers who require industrial, light manufacturing or prominent trade counter space in a central and convenient location.

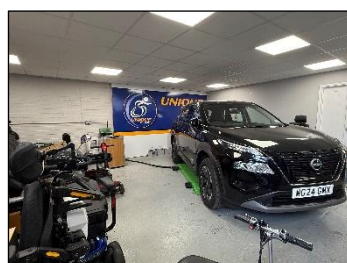
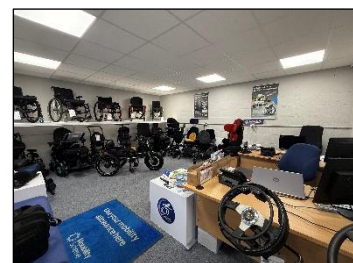
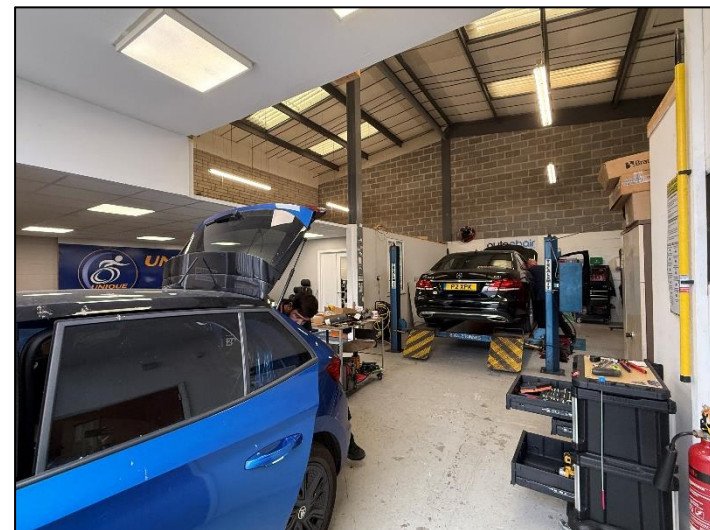
ACCOMMODATION

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

Workshop

11.80m x 11.79m (38'9" x 39'8") max

Concrete floor. Overhead lighting and power points as fitted. Minimum eaves of 5.55m (18'2") rising to 6.25m (20'6") maximum. Translucent roof panels. Constructed within the premises is a spacious office to the rear of the unit plus an open fronted showroom area which can be removed if not required.



Toilet

WC suite and wash hand basin. Electric over sink water heater.

Kitchen

3.50m x 1.79m (11'6" x 5'10") max

Base units with worktop and inset stainless steel sink and single drainer. Space for fridge under. Door to lobby and

EXTERNALLY

To the front of the unit is a concrete forecourt area with additional parking on the Estate.

LEASE AND RENT

A rent of £13,950 pax plus VAT is sought for a new 6-year effective FRI lease with a rent review at the end of the third year. A midterm break could also be incorporated if required. The lease will be contracted outside of the Landlord and Tenant act.

SERVICE CHARGE

The annual service charge contribution is estimated to be for the year ending 31st March 2025 is £419 per quarter plus VAT. The Buildings insurance contribution is £385 per annum.

BUSINESS RATES

Rateable Value: - £10,750 (2023 valuation)
A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this reduction, contact Exeter City Council on 01392 277888.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises, a copy of which is available to download from the web site. The rating is: D89

SERVICES

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

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords legal and administrative costs, including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0453)



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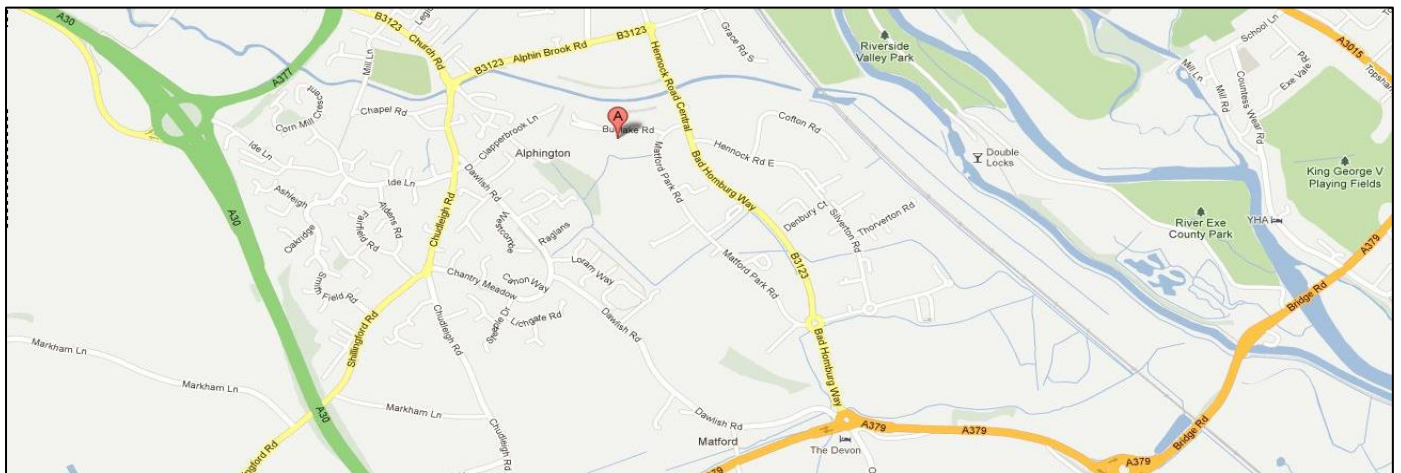
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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