

TO LET

MODERN LIGHT INDUSTRIAL/ WAREHOUSE PREMISES WITH EXTENSIVE OFFICE FACILITIES

Approximately 188.58 m² (2,030 ft²) including mezzanine and reserved parking.

Unit 1 Alphinbrook Court, Alphinbrook Road
Marsh Barton Trading Estate
Exeter



This modern light industrial unit forms one of a terrace in a cul-de-sac off Alphinbrook Road which leads into the Marsh Barton Trading Estate. The unit would suit a variety of potential users.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

Alphinbrook Court is a modern industrial development in a prominent location. This unit is of a steel portal frame construction with steel clad elevations and brick facing walls to first floor level.

Access is via a sectional up and over door and the unit offers a range of individual offices on the mezzanine level. In addition there is a kitchenette and disabled cloakroom on the ground floor.

Outside are 4 reserved parking spaces plus room for further vehicles in front of the up and over door.

ACCOMMODATION

Brief details of the accommodation with approximate measurements are as follows:

Reception Area 4.28m x 3.08m (14' 1" x 10' 1")

With double glazed window and door, reception desk, stairs leading to the mezzanine, fire alarm

Inner Hall

With storage cupboard

Disabled Cloakroom

Kitchenette

With stainless steel sink unit and roll edged work tops.

Office 2.99m x 2.22m (9' 10" x 7' 3")

Store 7.87m x 1.97m (25' 10" x 6' 6")

Front Workshop 9.93m x 4.82m (32' 7" x 15' 10")

With an up and over door and a partition with wide folding doors to the....

Rear Workshop 7.10m x 4.36m (23' 4" x 14' 4")

With a pedestrian door to the rear. Stairs to mezzanine.....

Office 4.26m x 2.99m (14' x 9' 10" max)

With air conditioning, separate WC

Office 5.46m x 3.22m (17' 11" x 10' 7")

Air conditioning unit; built in cupboard, night storage heater.

Office plus alcove 4.27m x 2.76m (14' 0" x 9' 1") 2.46m x 0.76m (8' 1" x 2' 6")

Air conditioning, night storage heater, built in cupboard.

Office 4.80m x 3.13 m (15' 9" x 10' 3")

Air conditioning.

Office 4.76m x 3.73m (15' 7" x 12' 3") max

Air conditioning, Upvc double glazed window over looking the workshop.

EXTERNALLY

To the front of the unit there are 4 reserved car parking spaces and room to park a further 2 vehicles in front of the up and over door.

BUSINESS RATES

Rateable Value £14,000

Rates Payable £6,790

SERVICES

Mains water, drainage and electricity are all connected.

TERMS

The property is offered by way of a new lease, terms to be agreed, on a fully repairing insuring basis. The commencing rent will be £13,500 per annum exclusive.

VAT

All figures are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal expenses involved in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and further details are available on request.

VIEWING

Strictly by prior appointment with the owner's sole agents Drew Pearce for the attention of John Daborn or Mike Henderson.



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Ref No – 60/2920

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