

TO LET

REFURBISHED LIGHT INDUSTRIAL/WAREHOUSE WITH EXTENSIVE OFFICE ACCOMMODATION

Approximately 546.6 sq m (5837 sq ft)

Rent only £2.75 per sq ft in 1st Year

1 Exe Units
Cofton Road
Marsh Barton Trading Estate
EXETER



A new, fully negotiable lease is available on this exceptional property which includes, newly decorated and air conditioned offices, a large workshop with smart new kitchen area, allocated parking for 11 vehicles, and a generous loading bay

ALL ENQUIRIES

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

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION & DESCRIPTION

The premises occupy an accessible location within Cofton Road giving access to Silverton Road just off the Bad Homburg Way which is the main thoroughfare through Matford Business Park and Marsh Barton Trading Estate. The city centre is approximately 3 miles distant with excellent access to Junctions 29 and 30 of the M5 Motorway and the A38/A380 and A30/A303 dual carriageways. A mainline railway station is provided at Exeter St Davids with regular trains to London Paddington. Exeter Airport is approximately 5 miles distant.

The property comprises a substantial end terraced unit constructed with a steel portal frame and insulated roof and plastic coated sheet steel cladding. It further benefits from higher than average parking with spaces for 11 vehicles in total. Operational security and fire alarm system.

Exeter is 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 area. The City has a comprehensive range of retail facilities which have been boosted with the opening of the new Princesshay Shopping Centre.

ACCOMMODATION

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

Reception Area 3.77m x 3.40m (12' 4"x 11' 2")
Radiator; cupboard understairs; stairs rising to first floor.

Main Workshop 18.09m x 15.72m (59' 4"x 51' 7") max
Electric roller shutter door; personnel door to front.



Kitchenette area

With matching base and eye level units; stainless steel sink unit with roll edge worktops and tiled splashbacks; fridge and dishwasher; electric water heater. Built in cupboard housing the gas meter and electricity consumer unit; ample power and lighting; rear fire exit.



Store 4.60m x 2.97m (15' 1" x 9' 9")
Radiator; strip lighting.

Ladies WC
Vanity unit with water heater over and cupboards beneath; radiator; frosted window; low level WC; hand drier; strip lighting.

Gents WC
Includes vanity unit; electric water heater over; radiator; low level WC; frosted window; hand drier; strip lighting.

Ground Floor Office 10.50m x 4.47m (34' 5"x 14' 8")
2 radiators; 2 double glazed windows; ample power and lighting; built-in cupboard which houses the gas central heating boiler.

From the Reception Area the stairs rise to a first floor hallway.

Office 6 4.65m x 3.23m (15' 3" x 10' 7")
Double glazed window; radiator; air conditioning.

Office 5 4.09m x 3.23m (13' 5" x 10' 7")
Double glazed window; radiator; air conditioning.

Office 4 9.04m x 6.81m max (29' 8"x 22' 4") max
Being an L shaped room with 2 radiators, 2 double glazed windows and air conditioning.

Door to Landing with windows overlooking the main workshop area and which provides access to the remaining offices.

Office 3 4.84m x 3.37m (15' 11" x 11' 1")
Double glazed window; air conditioning.

Office 2 4.84m x 4.27m (15' 11" x 14' 0")
Double glazed window; air conditioning.

Office 1 6.23m x 5.48m (20' 5" x 17' 12")
Double glazed window with a window overlooking the workshop; air conditioning.

EXTERNALLY

There are a number of allocated parking spaces in addition to the parking available outside the roller shutter door enabling parking for 11 vehicles in total. There is also a small amenity area.

LEASE

A flexible lease term is available.

RENT

Subject to the length of the lease and status of the applicant the rent will be £2.75 per square foot for the first year.

VAT

All figures are exclusive of VAT where appropriate.

RATES

Rateable Value: £27,000
Rates Payable: £13,095 (2008 - 2009)

LEGAL COSTS

Each party will be responsible for their own legal costs.

SERVICES

We understand that all mains services are available to the site.

Workshop



Office 1



VIEWING

Strictly by prior appointment with the landlord's joint agents.

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Chartered Surveyors and Estate Agents

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Contact: John Daborn or
Mike Henderson

OR



Contact: Andrew Hosking
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Property Ref: 60-2936

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Floorplan For Illustrative Purposes Only. Please note that DREW PEARCE 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 DREW PEARCE.