

PEPPER

Commercial

TO LET

BUSINESS / WAREHOUSE UNIT

Approximately 131.59 sq.m. (1,416 sq.ft.)

**UNIT 2 ASHTON BUSINESS CENTRE
ASHTON ROAD
MARSH BARTON TRADING ESTATE
EXETER
EX2 8LN**



Ref 151

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

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C o m m e r c i a l

SITUATION AND DESCRIPTION

Exeter is the administrative capital of Devon with a population of around 119,600, a travel-to-work area with a population of over 280,000, a shopping catchment of over 550,000, a student population of around 12,000 and over 2 million day-visitors a year. The property is located on the principal trading estate with a large concentration of trade counter retail and similar car showroom occupiers and there are a number of major industrial manufacturing businesses. The units can be found at the end of Ashton Road, behind the Eden Vauxhall car showroom which is opposite the Marsh Barton Retail Park just off Marsh Barton Road.

The development comprises a terrace of similar units, with part brick and clad elevations, constructed in block, steel portal frame under a pitched roof. Unit 2 comprises a mid-terraced unit. The unit has a pent sheet steel roof incorporating translucent panels, solid concrete floor, an internal WC and a full height HGV loading door with separate pedestrian access. Externally the development is set within its own site, within which there is allocated parking and shared access and HGV turning.

ACCOMMODATION

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

	Metric Sq.m.	Imperial Sq.ft.
Unit depth	17.26	56'7"
Unit width	7.95	26'1"
TOTAL	131.59	1,416

Internally there is a front office, rear WC, and shower unit.

LEASE

The unit is available to let on a new 6- or 9-year lease with 3 yearly rent reviews

VAT

All figures are exclusive of VAT where chargeable.

RENT

The incoming rent to be £16,000 p.a. (£11.29 p.s.f.)

LEGAL COSTS

Each party are to bear their own legal costs

ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed with the following energy rating D

RATES

We have gained the following information via the Valuation Office Web site:

Currently the unit has a joint assessment with unit 1 and a new assessment will be undertaken.

Rateable Value (rates payable x 0.499 2022/3)

Small business rate relief is available to properties under the rateable value of £15,000.

YOU ARE ADVISED TO CHECK: [Business rates relief: Small business rate relief - GOV.UK \(www.gov.uk\)](#)

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of

Adam Parsons 07808 473248

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C o m m e r c i a l

ap@peppercommercial.co.uk

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FOR IDENTIFICATION ONLY

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