To let

Unit 6, Bakers Yard, Alphinbrook Road, Marsh Barton Trading Estate, Exeter, EX2 8RG

First floor storage unit with offices

Suits artist’s studio, private gym, self-storage etc.

456 - 1,204 sq.ft (42.4 - 111.9 sq.m)

Flexible terms, no business rates for small businesses

To let: from £2,000 p.a. rent + service charge, plus VAT

strattoncrebercommercial.co.uk
Location
Bakers Yard is a long-established cluster of small business units, including several retail businesses selling army/trade surplus, stoves, furniture and hardware, as well as a picture framer and a furniture restorer. Bakers Yard is situated on the edge of the Marsh Barton Trading estate, in a prominent position at the Alphington entrance to the estate, close to Bridge Motorcycles, RGB Builders’ Merchants and Lidl.

Description
The unit is on the first floor, with shared access. It is capable of being offered as a whole or as two separate units, both of which would have an office and a storage area.

The units have their own electricity supply, plus shared access to communal WCs on the estate. They have natural light via windows and light panels in the roof, plus fluorescent/LED lighting.

The tenant(s) will have signage rights, both on the building and on the estate directory board at the entrance.

Accommodation
(All dimensions and areas are calculated on an approximate gross internal basis).

Unit 6 1st floor: 456 sq.ft (42.4 sq.m)
Unit 6c 1st floor: 644 sq.ft (59.8 sq.m)
TOTAL GIA: 1,204 sq.ft (118.9 sq.m)

Rental terms
Offered either as a whole or as two separate units, by way of a new lease(s) on internal repairing terms. The costs are as follows:

Unit 6 1st floor: rent £1,800 p.a + service charge £200 p.a
Unit 6c 1st floor: rent £2,500 p.a + service charge £200 p.a
Whole: rent £4,300 p.a + service charge £200 p.a

The service charge represents the tenant’s contribution to the landlord’s costs of maintaining the estate and the building’s exterior, buildings insurance and water/drainage.

The tenant pays for electricity used, which is metered.

Business Rates
Small business rates relief will apply once the units have been re-assessed.

VAT
VAT is applicable to the rents and service charges quoted above.

Viewing & Further information
Strictly by appointment through the sole agents:
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling / Vicky Bandyszewska
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