



To let

Cofton Road, Marsh Barton, Exeter,
Devon, EX2 8QW

Viewing by prior appointment with
Jonathan Ling / Andrew Hosking

(01392) 284231

jonathan@sccexeter.co.uk

Warehouse/workshop with showroom and offices

Site offers generous parking and secure yard areas

Ground floor showroom & warehouse: 3,690 sq ft / 343 sq m

Plus mezzanine offices & storage: 2,720 sq ft / 153 sq m

Rent: £37,500 per annum exclusive

Location

The site is located on Cofton Road, on the Marsh Barton Trading Estate, approximately 2 miles south west of Exeter city centre. The estate has good road links to the A30, A38 and M5 motorway.

Description

A detached building comprising offices, showroom and warehouse accommodation, set on a fenced, tarmac-surfaced site to the front and side with approx. 20 car parking spaces.

Front section: comprises ground floor showroom/offices with first floor air conditioned offices, with large double-glazed windows on both floors. The 1st floor includes a kitchen area plus two rooms formed by demountable partitions, currently being used for storage. There are two WCs and shower unit on the ground floor. Both floors have gas-fired central heating.

Rear section: comprises ground floor warehouse/industrial space with storage mezzanine over part. There is a WC leading off the warehouse, plus kitchenette and a small office/store. The warehouse has an eaves height of 14'9" (4.5 m) and access is via an electrically-operated roller-shutter door 9'6" (2.92 m) wide x 12'2" (3.75 m).

Accommodation

(Dimensions and areas calculated on an approx. gross internal basis)

Front section

Grd flr. showroom/office: 1,368 sq ft (127.1 sq m)
(dimensions 43'8" (13.31m) x 31'4" (9.55m))

1st Floor offices/Storage: 2,322 sq ft (215.7 sq m)
(dimensions 43'8" (13.31m) x 53'2" (16.21m))

Rear section

Ground floor warehouse: 2,322 sq ft (215.7 sq m)
(dimensions 43'8" (13.31m) x 31'4" (9.55m))

Mezzanine over w'house: 1,352 sq ft (125.6 sq m)
(dimensions 43'8" (13.31m) x 30'12" (9.44m))

Lease Terms

The property is offered by way of a new lease on fully repairing and insuring terms. The initial annual rent is **£37,500 exclusive**, and the Agents will be pleased to structure a proposal to suit occupiers' specific requirements and circumstances.

Rateable Value

The property has a rateable value of £26,000, and the rates payable in the year 2020/21 are understood to be £12,974.00.

Energy Performance Certificate

An EPC will be provided.

VAT

VAT is not currently payable on the rent.

Legal Costs

Both parties are to bear their own legal costs in the transaction.

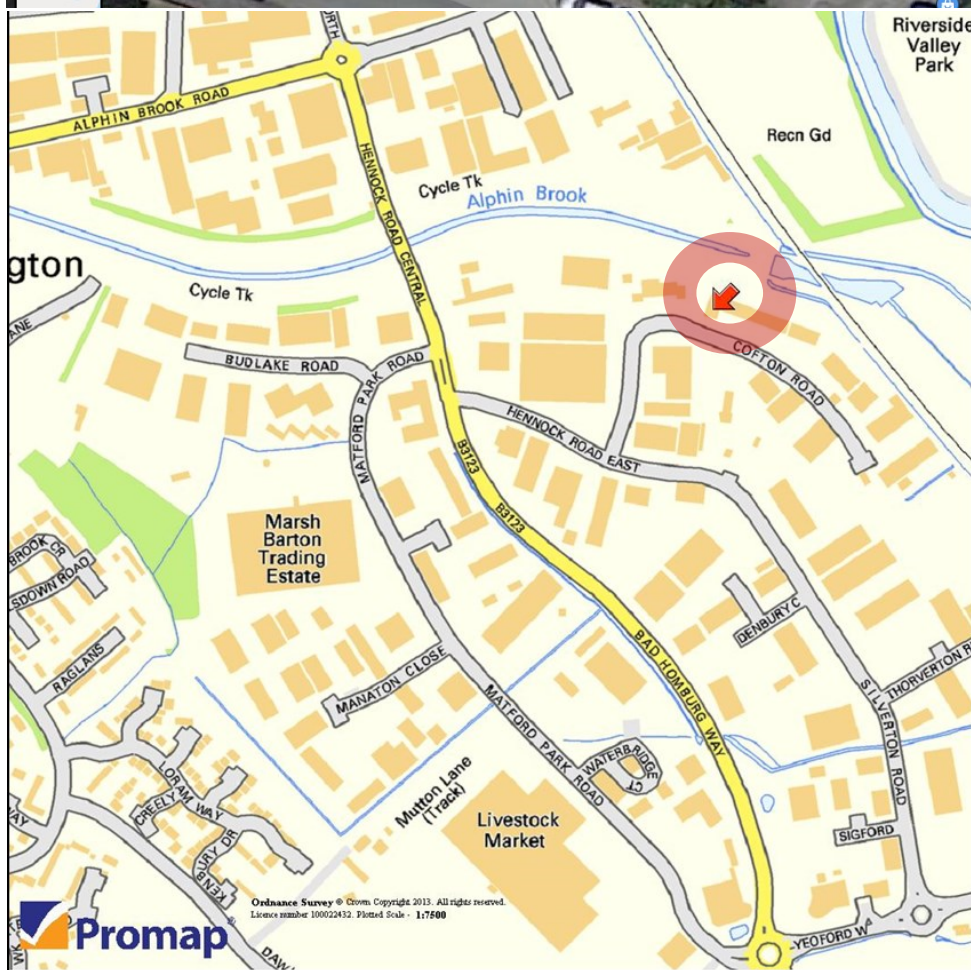
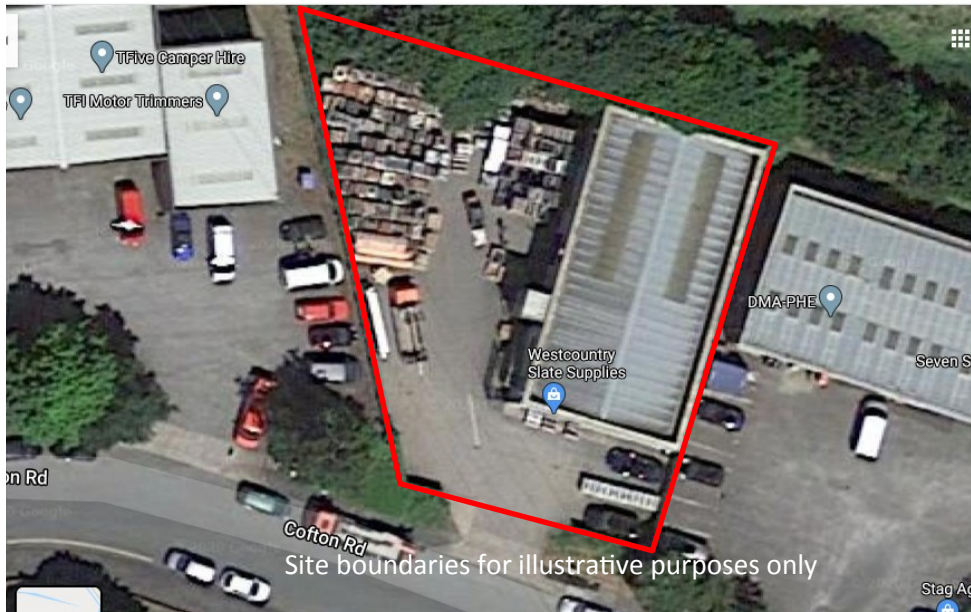
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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