

PEPPER

Commercial

TO LET

WORKSHOP/STORE

Approximately 215.97 sq.m. (2,324 sq.ft.)

**14 & 15 TEKOA UNITS
ALPHIN BROOK ROAD
MARSH BARTON INDUSTRIAL ESTATE
EXETER, DEVON
EX2 8QF**



Ref 183

01392 874209

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

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SITUATION AND DESCRIPTION

The premises are well located on the Marsh Barton Industrial Estate, Exeter's principal business location. The Estate has excellent road links being close to junction 30 of the M5 Motorway and the A30 dual carriageway West to Okehampton and East to Honiton and London beyond. The A38 to Newton Abbot & Torbay is accessed on the Southern end of the estate. The city centre is some 2 miles distant and is serviced by the Park & Ride bus route. Established occupiers on the estate include most of the car franchise operators, together with the usual retail trade outlets.

Alphin Brook Road is the principal route through the estate, and the Tekoa units are situated opposite the Suzuki Tracks car dealership fronting this road. The property forms part of what was a plant hire depo that has subsequently been sub divided to form a range of workshop units. Other occupiers include Curtain Rail Supplies, PK Valeting and The Hand Bench Screen Print. The development is constructed of block with an apexed corrugated sheet asbestos cement roof and a full height sliding shutter door.

ACCOMMODATION

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

	Metric	Imperial
Unit depth	17.82	58'6"
Unit Width	12.12	39'10"
Ground Floor	215.97 sq.m.	2,324 sq.ft. sq.ft.

LEASE

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

PRINCIPLE FEATURES INCLUDE:

- Central position on the estate
- Allocated parking
- Low rental
- Suspended lighting
- WC and internal office.

RENT

An ingoing rental of £17,600 p.a.

SERVICES

3 phase power on separate meter.
Water is via a sub meter currently charged quarterly with the rent at £448.71 p.a.

VAT

All figures quoted are plus VAT

RATES

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

Rateable Value: £25,500

Rates payable: £10,965 p.a. (x 43p 2026/27)

[Business rates relief: Small business rate relief - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

YOU ARE ADVISED TO CHECK

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating D

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

LEGAL COSTS

Each party are to bear their own legal cost in any transaction.



ap@peppercommercial.co.uk

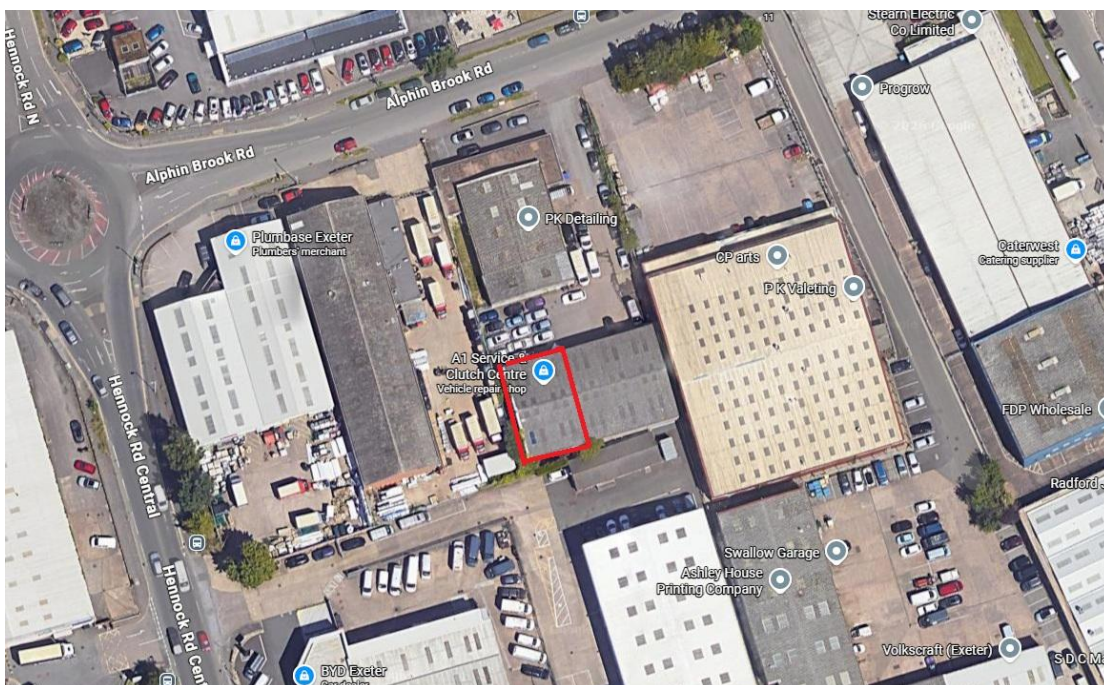
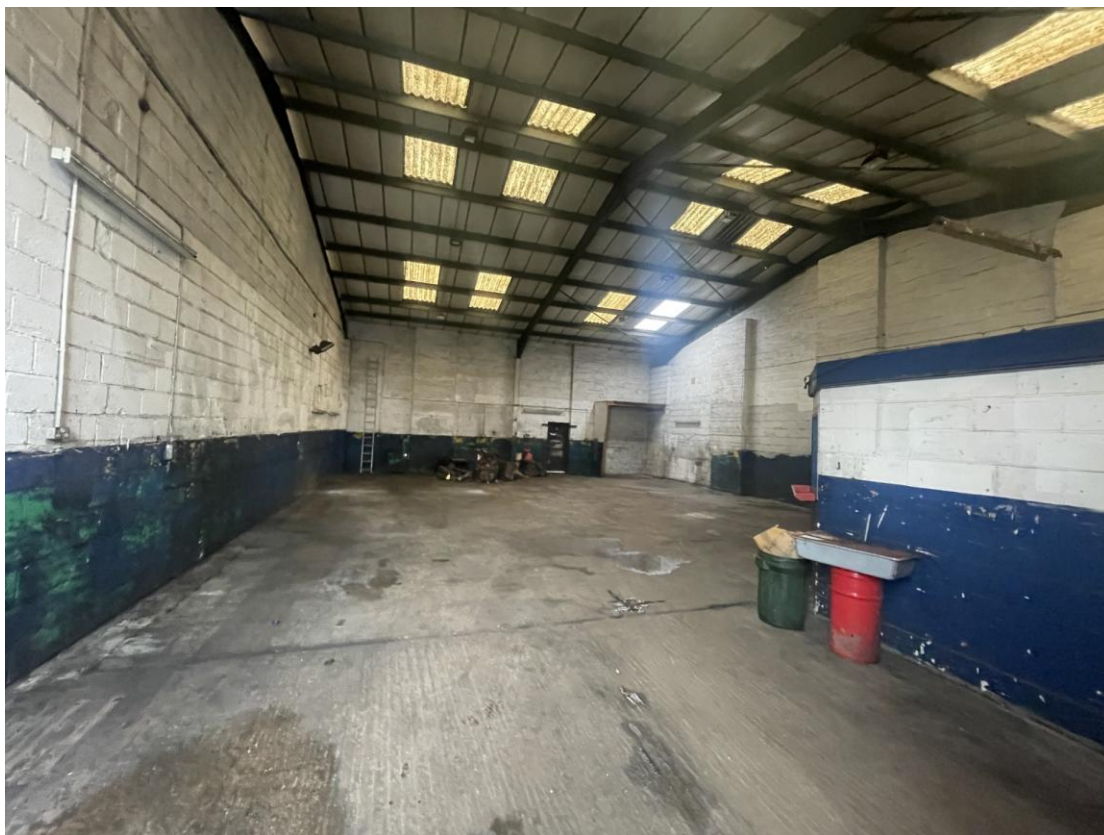
Adam Parsons 07808 473248

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