



TO LET

Former Snovs Mercedes-Benz

Hennock Road Central, Marsh Barton, Exeter EX2 8NP

Prominent showroom with quality office content, workshop and storage – 12,857 sq ft net approx.

Location

Alphinbrook Road is in the centre of Marsh Barton Trading Estate, Exeter's largest employment estate, trade counter and car sales location.

This unit is in a highly convenient position, providing easy access to the A30 link road and Junction 31 of the M5.

Marsh Barton is also accessible via various modes of public transport, with the estate's brand-new railway station located within a short 10-minute walk, and a number of bus stops nearby.



Railway station



M5



5 miles northwest

Exeter



3 miles

Bristol



80 miles

Accommodation

Description

The property is a highly prominent, self contained industrial/ retail unit, previously occupied by Snows Mercedes-Benz.

The premises comprises of a large, open plan showroom, fit out to a high standard to include ground floor and first floor office content, as well as workshop and storage spaces with 4.2m high roller doors.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Showroom	5,340	496.13
Workshop 1	3,338	310.17
Workshop 2	1,120	104.06
Parts Store	773	71.74
Parts Store Mezz	195	18.19
GF Offices	540	50.16
1 st floor offices	1,551	144.03
TOTAL	12,857	1,194.48

Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



Recessed lighting



Surface level Doors =



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277888 or [Exeter City Council](#)

Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is 38B and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available by way of assignment of an existing lease expiring 31st December 2037. More details of the lease are available on request.

Rent

The property is offered to let for £120,000 per annum + VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Subject to Contract



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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

