



**TO LET**

# Unit 5, Alphinbrook Road

Marsh Barton, Exeter, EX2 8RG

Prominent Industrial Unit – 3,663 sq ft approx. (340.35 sq m)

# 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.



**M5**



**5 miles northeast**

**Exeter**



**3 miles**

**Bristol**



**80 miles**

# Accommodation

## Description

The property is an end of terrace unit, comprising industrial / warehouse accommodation with a substantial mezzanine, and a full height loading to the front elevation.

Internally, the mezzanine provides office, storage, and kitchen space, as well as two WCs, and a gas fired radiator system.

The property has main gas, drainage, 3 phase electricity and florescent strip lighting throughout.

## Parking

There are two parking spaces situated at the front of the Unit.

## 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
Ground floor	2,675	248.52
Mezzanine	988	91.83
<b>TOTAL</b>	<b>3,663</b>	<b>340.35</b>



**Eaves height  
4.5m min**

**Mezzanine  
size = 988 sq ft**



**Onsite parking**



**Kitchenette**



**WC facilities**



**Fully accessible  
raised floors**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for Class E, B2, B8 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](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is D89, 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/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £24,000 per annum exclusive of VAT.

## Legal Costs

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

## References/Rental Deposits

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. We recommend that the prospective tenants 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:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

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**Subject to Contract**



**Noel Stevens**  
01392 353 093  
07974 156 869  
[nstevens@alderking.com](mailto:nstevens@alderking.com)



**Danielle Sendra**  
01392 353 083  
07827841902  
[dsendra@alderking.com](mailto:dsendra@alderking.com)

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 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.

**alder king**

PROPERTY CONSULTANTS

