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Permit
Holders Only
See car park signs for
terms and conditions
PRIVATE LAND

TO LET – AS A WHOLE OR PART

Units 1-3 Ashton Road

Marsh Barton, Exeter, EX2 8LN

Comprising three terraced industrial units with ancillary offices 1,700 – 5,101 sq ft (158 - 474 sq m) gross approx

Location

The Premises are situated behind Bear Feet Play Centre on Ashton Road, Marsh Barton. Marsh Barton Trading Estate is Exeter's largest employment estate, and principal trade counter and car sales location. The unit is located on the western edge of the estate close to the retail parks.

The premises are situated within easy access of the A30 link road and M5 motorway at Junction 31.

Nearby occupiers include KFC, Starbucks, Eden Vauxhall, Sainsbury's, McDonalds, Matalan, Go Outdoors and newly opened Selco and Easy Bathrooms units.

A30



0.9 miles east

**M5 / A38 /
A380**



3.0 miles south

City Centre



1.8 miles

Sowton



6.7 miles



Accommodation

Description

Units 1-3 form part of a terrace of six units. They have been occupied by a single tenant and are available individually or together.

The units all have the same basic configuration measuring approx. 17.80 m x 8.90 m. Each unit benefits from a w.c to the rear. Unit 1 has offices and a kitchen running the full length of the building and are 2.80m wide. Units 2 and 3 have single offices located at the front of the unit.

The units have 3.0m eaves and a single ground level roller shutter measuring 2.00m high by 2.40 m.

The units have a shared yard measuring 9.4m suitable for vehicle parking and loading.

The units will be refurbished prior to letting

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.

Unit	Sq ft	Sq m
1	1,700.50	158
2	1,700.50	158
3	1,700.50	158
TOTAL	5,101.50	474

**Eaves height
3m**



Surface level Doors



**Onsite
parking**



WC facilities



Planning | Rates | EPC | Terms

Planning

We have been advised by our client that the property has planning consent for industrial and warehouse uses. Any occupier should make their own enquiries to the Planning Department of Exeter City Council. Tel: 01392 277 888 or [Exeter City Council](#).

Business Rates

The current listing relates to Units 1-6 at 1a Ashton Road and shows at Rateable Value of £37,500. A new assessment will be required once the units are split.

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 has been instructed and will be available 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 direct from the landlord on a new full repairing lease with terms to be negotiated.

Rent

Each unit is offered to let for £11,050 per annum exclusive of VAT and all other outgoings.

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/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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AK Ref: WA/NS
Date: May 2022
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.