

TO LET

alder king

PROPERTY CONSULTANTS

HECTOR PEARCE



Highly prominent industrial / warehouse / trade counter

Alphin Trade Park

Exeter, Marsh Barton, EX2 8RG

Why Alphin Trade Park?

Alphin Trade Park, situated in the heart of Exeter's Marsh Barton Trading Estate, offers an exciting opportunity for occupiers to enjoy a prominent location on Exeter's main trading estate.

Alphin Trade Park provides easy access to the A30 link road, and Junction 31 of the M5. Marsh Barton is accessible via various modes of public transport, with the estate's new railway station located within a 10-minute walk and several bus stops nearby.

The current building layout provides a mix of both industrial and office accommodation, in addition to two kitchens, WC facilities and a mezzanine area. The property is equipped with 3-phase power and eight full-height roller shutter doors on the front and side elevations.

This versatile space would suit a range of occupiers and provides scope for refurbishment to a bespoke specification. New lease terms are negotiable, allowing flexibility for interested parties. Given the property's prime location, diverse features, and refurbishment options, viewing is highly recommended for interested occupiers.

The images presented in this brochure are computer-generated illustrations intended to provide a visual representation of the proposed development. These images are for illustrative purposes only and may be subject to change as the project progresses. The final appearance of the property may differ from these representations.



Property features

-  Detached warehouse unit, with potential for subdivision
-  Office / amenity accommodation
-  Eight full height loading doors
-  Loading areas and onsite parking
-  Mezzanine

Schedule of current areas

Area	m ²	ft ²
Ground Warehouse	1,927.8	20,751
Ground Offices / Showroom	157.7	1,698
Mezzanine	235.5	2,535
Ground Rear Storage	37.0	398
Total	2,358	25,382



Rateable Value

Current rateable value (1 April 2023 to present) is assessed at £119,000. 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.

EPC

The current EPC rating is C(61). Full certificate available on request.

Rent and Lease Terms

The property is available on a new lease for a term to be agreed. Price on Application.

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

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.

Legal costs

Each party to bear their costs incurred in the transaction.

Anti-money Laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction

ALPHIN TRADE PARK, EXETER, MARSH BARTON, EX2 8RG



 **CALOR**

vp
plc

SCREWFIX

 **TS**

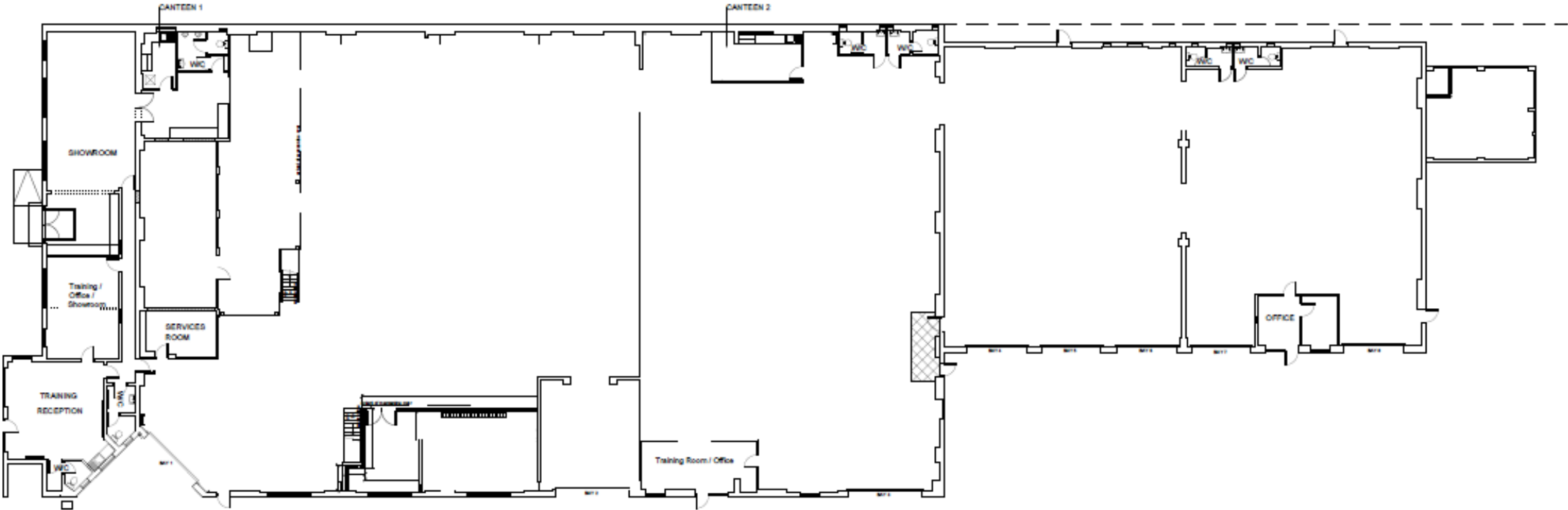

HONDA

 **Travis Perkins**

KÄRCHER

 **PLUMBASE**

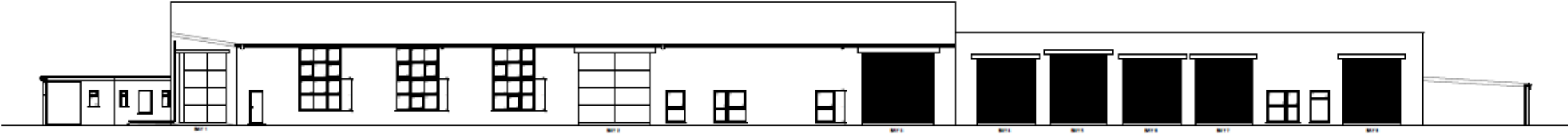
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FRONT (NORTH FACING) ELEVATION



SIDE (WEST FACING) ELEVATION



FOR MORE INFORMATION, CONTACT THE MARKETING AGENT:

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