

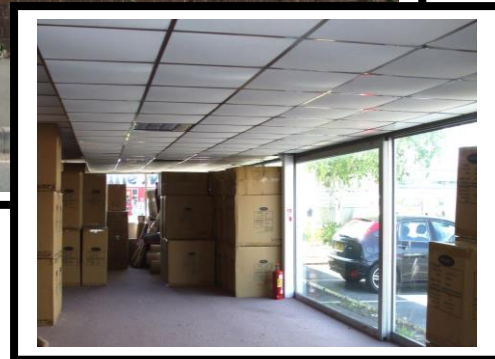
EXETER

RETAIL SHOWROOM

TO LET

6,498 FT² (603.69 M²)

(INC WAREHOUSE & STAFF ACCOMMODATION)



UNIT D

DUNNS BUSINESS CENTRE, TRUSHAM ROAD

MARSH BARTON TRADING ESTATE, EXETER, EX2 8NW

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LOCATION

Marsh Barton Trading Estate is Exeter's prime estate for trade counter, showroom, industrial and other occupiers with good road communications and fast access via the A30 to junction 31 of the M5 motorway. The property is prominently located adjacent to the Dunns Petrol Filling Station on Trusham Road, highly visible from this busy route into the centre of Exeter from the south east quadrant. Trusham Road is the main arterial route through Marsh Barton to the city centre, and home to many motor dealerships, retail and trade counter uses.

DESCRIPTION

The property comprises a substantial retail showroom premises with highly prominent frontages to Trusham Road and the adjacent forecourt. The building is of steel frame construction with the majority of the front and side elevations being fully glazed display windows with large opening sections. Towards the rear of the premises is a warehouse element, plus staff facilities. The property has rear loading from the rear service yard through a steel roller shutter door, and benefits from 23 onsite car parking spaces (14 adjacent to the glazed frontages). The eaves height within the main building ranges from minimum 9 ft 0 in (2.75 m) to 12 ft 0 in (3.66 m).

PLANNING

The property benefits from a planning consent granted in 1996 for the display and sale of bulky goods within class A1 of the Town & Country Planning (Use Classes) Order 1987. This consent is further restricted to tiles, bathroom/kitchen equipment, bulky DIY, garden centre, builders merchant type goods, although has been used for furniture in recent years. Interested parties should make their own enquiries of the Planning Department of Exeter City Council on 01392 277888.

FLOOR AREAS

Retail Showroom	5,052	(469.37)
Rear Warehouse (divided by partition only) (including staff accommodation)	<u>1,446</u>	<u>(134.32)</u>
Total Gross Internal Floor Area	6,498 FT²	(603.69 M²)

LEASE TERMS & RENT

The property is available to let on a new full repairing and insuring lease for a term of to be agreed at a commencing rent of £42,500 per annum exclusive. VAT is payable on the rent at the standard rate.

RATES & ENERGY PERFORMANCE

Information from the Valuation Office Agency Website confirms that the building is assessed for Business Rates under the 2010 Rating List as Follows:

Showroom & Premises **Rateable Value** **RV£42,750**

For details of rates payable please contact Exeter City Council Business Rates department

Energy Performance Certificate – **BAND C**

LEGAL COSTS

The parties shall be responsible for their own legal costs incurred in connection with the transaction.

FURTHER INFORMATION AND VIEWING

Please contact: **Hatfield White**
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