



## TO LET Modern Warehouse

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### **Units A1 & A2 The Dart Building Grenadier Road, Exeter Business Park Exeter, EX1 3QF 19,275 – 39,521 sq ft (1,790 – 3,671 sq m)**

- Modern high specification warehouse unit
- 8m (26'3'') clear internal eaves height
- Large secure fenced yard
- Located at Junction 29 of the M5

Contact: Hugo Tillotson

**01392 477433**

4 BARNFIELD CRESCENT, EXETER, EX1 1QT

# INDUSTRIAL

## Location

The Dart Building is within Exeter Business Park, close to the established Sowton Industrial Estate and just off the A3015 Honiton Road.

Exeter Business park is immediately adjacent to Junction 29 of the M5, approximately 3 miles east of Exeter City centre and in close proximity to Exeter Airport.

## Description

Dart was designed to particularly appeal to the regional distribution market with an office content that could easily be extended to also suit manufacturers and industrial occupiers.

## Specification

- 8m (23'3") clear internal eaves height
- 47.9 kN/m<sup>2</sup> (1,000 lbs/ft<sup>2</sup>) sealed floor
- Good vehicle manoeuvring & car parking
- Quality fitted offices

## Accommodation

The approximate gross internal floor areas are as follows:

A1	20,246 sq ft	1,880 sq m
A2	19,275 sq ft	1,791 sq m
<b>Total</b>	<b>39,521 sq ft</b>	<b>3,671 sq m</b>

The measurements are gross internal areas and have been measured in accordance with the RICS Code of Measuring Practice.

## Services

We confirm that that we have not tested any of these services installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Rent

On application to the agent.

## Terms

The units are available either together or individually on new lease terms to be agreed.

## Rates

We understand the two units are assessed with the following Rateable Values:

A1	Rateable Value	£120,000
A2	Rateable Value	£105,000

The standard UBR multiplier for 2015/16 is 49.3p in £

## VAT

All figures quoted are exclusive of VAT where applicable.

## Legal Costs

Each party is to bear their own legal costs.

## Energy Performance Certificate

EPC Rating: C

## Viewing

For further information or to make an appointment to view please contact the sole agents.

Hugo Tillotson  
Maze  
4 Barnfield Crescent, Exeter, EX1 1QT  
Tel: 01392 477433      Mobile: 07831 588873  
Email: [hugo@maze.uk.com](mailto:hugo@maze.uk.com)

## Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed.

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