

AVAILABLE NOW

UNIT 2 | JARDINE PARK

BRADMAN WAY, GRACE ROAD WEST, MARSH BARTON, EXETER, EX2 8PE

5,461 SQ FT (507 SQ M) + 781 SQ FT (72 SQ M) MEZZANINE

- MODERN HIGH SPECIFICATION WAREHOUSE UNIT · 5.5 (18'0") CLEAR INTERNAL EAVES HEIGHT
- LOADING AREA WITH 13 CAR SPACES (1 DISABLED) · MEZZANINE FLOOR STORAGE

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LOCATION

Marsh Barton is approximately 1 mile to the south of Exeter City Centre and around 1.5 miles south west of Junction 30 of the M5 motorway.

The property is located within the main terrace of Jardine Park, a specialist trade counter development where other occupiers include Auto Windscreens, TLC Electrics, Edmundson Electrical and Virgin Media.

Grace Road West is a busy estate road that links the main part of Marsh Barton to Sainsburys and the Alphington Retail Park.

DESCRIPTION

Unit 2 forms part of a terrace of similar units which are of predominantly block-work and profile clad elevations under similarly clad roofs incorporating approximately 10% roof lights.

Internally the warehouse is accessed via an electrically operated full height roller shutter loading door and also incorporates a trade counter area with w/c's and mezzanine storage above.

Externally there is a good sized loading apron and car parking for 12 vehicles plus an additional disabled bay.

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

£49,936 per annum exclusive of all other outgoings.

ACCOMMODATION

The approximate gross internal floor areas are as follows:

Ground floor

Warehouse	4,702 sq ft	436 sq m
Office/staff	759 sq ft	71 sq m
Mezzanine Floor	781 sq ft	72 sq m

Total 6,242 sq ft 579 sq m

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

TERMS

The building is available on a new Full Repairing and Insuring lease terms to be agreed, in line with the commercial lease code. www.commercialleasecode.co.uk

RATEABLE VALUE

We understand the unit is assessed as Warehouse and Premises, RV £29,500.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

Unit 2:C74. A copy of the certificate is available on request



Hermes Real Estate Investment Management Limited/ Hermes Investment Management Limited2 defines RPI as "investment that recognises and addresses the environmental, social and economic risks and opportunities associated with the ownership and management of property assets". This property has been refurbished recognising this policy. Hermes Real Estate Investment Management Limited/ Hermes Investment Management Limited3 encourages Occupiers to embrace its RPI policy



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