

HUDSON & Co

BUSINESS UNIT

135.31 sq m (1,455 sq ft)

MARSH BARTON, EXETER



Unit 10, GD Units, Cofton Road, Exeter, Devon, EX2 8QW

****Useful Warehouse/Workshop with integral Offices****

****4 allocated parking spaces plus ample room for loading****

****Mains Services include 3 Phase Electric & Gas****

****Flexible Terms / Competitive Rental****

TO LET

01392 477497

Unit 10, GD Units, Cofton Road, Exeter, Devon, EX2 8QW

LOCATION: The property is situated close to the boundary between Marsh Barton Trading Estate and Matford Business Park, an area that has developed as Exeter's principal industrial / commercial centre. The location benefits from good access to the M5 motorway, junctions 30 & 31, as well as to the A30 & A38 trunk roads. Cofton Road is accessed off Bad Homburg Way, one of the main access roads to the estate, which also leads to the Exeter ring road.

DESCRIPTION: Forming a mid-terraced industrial unit with internal blockwork walls, facing brickwork and steel profile cladding to the upper elevations, and incorporating windows to the front elevation. The unit is fitted with a large concertina style folding loading door and a separate pedestrian entrance door with an external electric roller shutter security door, giving access to a reception/office area. There is a toilet to the rear of the warehouse and a staircase gives access to three rooms at first floor level that are currently used for storage and previously used as offices and lab space.

Outside there is ample room for loading and parking, with 4 allocated parking spaces within the designated car park area as well as what can be parked in front of the unit.

ACCOMMODATION: Gross Internal Area – **135.31 sq m 1,455 sq ft**

Includes:

GROUND FLOOR Warehouse / Recep / Offices / Toilet	105.20 sq.m	1,132 sq.ft
FIRST FLOOR		
Room 1	12.96 sq.m	139 sq.ft
Room 2	6.81 sq.m	73 sq.ft
Room 3	9.14 sq.m	98 sq.ft
Roof Store	14.85 sq.m	159 sq.ft

The rooms benefit from mainly laminate flooring, and Room 3 incorporates a single drainer stainless steel sink unit with electric hot water heater.

SERVICES: Mains water, drainage, gas & 3 phase electricity. The unit has ample lighting, electricity & telephone points and 2 broadband connections. There is also a burglar alarm and a gas fired central heating boiler supplying radiators and hot water.

RATES: We are informed by the Valuation Office website that the property is assessed as follows:

Description: *Warehouse & Premises*

Rateable Value: **£9,600**

Prospective occupiers should make their own enquiries to check the correctness of these figures with the local rating authority, Exeter City Council.

EPC: Rating D

TERMS: The unit is available on a new lease. Full details on application.

LEGAL COSTS: The ingoing tenant to make a contribution towards the landlord's reasonable legal costs in connection with the preparation of the lease.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Sole Agents:

HUDSON & Co.

Contact: DAVID EDWARDS/SUE PENROSE

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

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