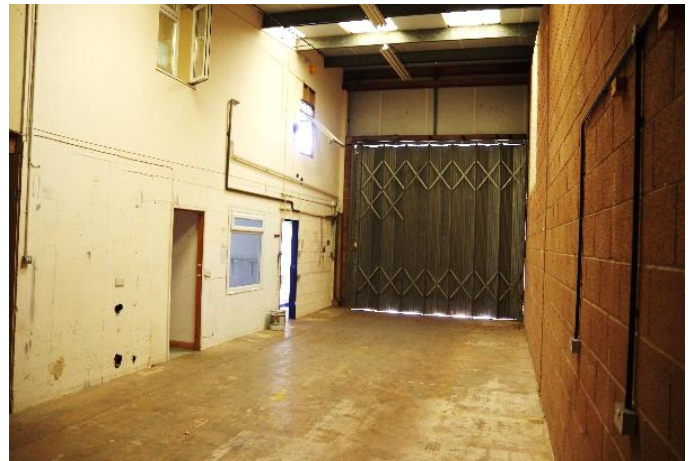


HUDSON & Co

BUSINESS UNIT

146.93 sq m (1,581 sq ft)

MARSH BARTON, EXETER



Unit 4, GD Units, Cofton Road, Exeter, Devon, EX2 8QW

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

**** Previously occupied by Bristol Batteries ****

**** 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 4, 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 are two rooms and a toilet to the rear, and a staircase gives access to further office / storage accommodation at first floor level.

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 – 146.93 sq m 1,581 sq ft

Includes:

GROUND FLOOR		
Gross Internal Area	116.00 sq.m	1,246 sq.ft
Reception	9.20 sq.m	99 sq.ft
Room 1	11.43 sq.m	123 sq.ft
Room 2	8.73 sq.m	94 sq.ft
FIRST FLOOR		
Room 1	10.50 sq.m	118 sq.ft
Room 2	19.88 sq.m	217 sq.ft
<i>All areas are approximate</i>		

SERVICES: Mains water, drainage, gas & 3 phase electricity. The unit has ample lighting, electricity & telephone points and broadband connections.

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

Description: Warehouse & Premises

Rateable Value: £10,750

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.

01392 477497