

# EXETER

RETAIL SHOWROOM

# TO LET

3,158 FT<sup>2</sup> (293.44 M<sup>2</sup>)

(INC WAREHOUSE & STAFF ACCOMMODATION)



**UNIT D2**

**DUNNS BUSINESS CENTRE, TRUSHAM ROAD**

**MARSH BARTON TRADING ESTATE, EXETER, EX2 8NW**

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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# 01823 353033

## 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 retail showroom premises with prominent frontage to the Trusham Road forecourt. Adjoining occupiers include national companies Howden Joinery and HSL. 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 on-site car parking spaces adjacent to the glazed frontage, and in the rear yard. 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	1,701	(158.90)
Rear Warehouse (divided by partition only) (including staff accommodation)	<u>1,448</u>	<u>(134.54)</u>
<b>Total Gross Internal Floor Area</b>	<b>3,158 FT<sup>2</sup></b>	<b>(293.44 M<sup>2</sup>)</b>

## LEASE TERMS & RENT

The property is available to let on a new full repairing and insuring sublease for a term to 08 March 2020, at a commencing rent of £15,000 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£ To be Confirmed
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For details of rates payable please contact Exeter City Council Business Rates department

Energy Performance Certificate – **BAND C**

## LEGAL COSTS

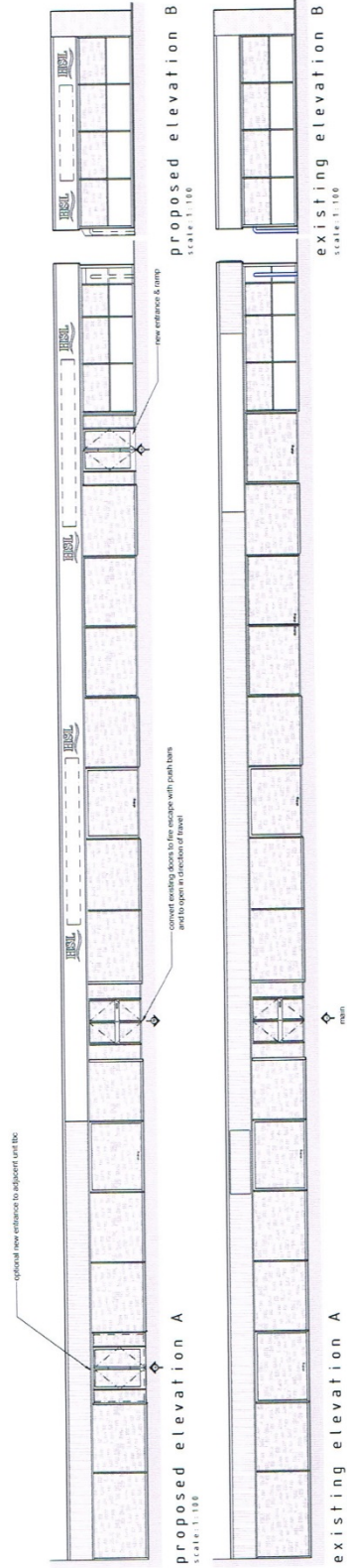
The parties shall be responsible for their own legal costs incurred in connection with the transaction.

## FURTHER INFORMATION AND VIEWING

Please contact: **Hatfield White**  
**Victoria Street**  
**Taunton TA1 3FA**  
**01823 353033**  
[dwhite@hatfieldwhite.co.uk](mailto:dwhite@hatfieldwhite.co.uk)

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NOT TO SCALE



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HSL Exeter  
 Unit 10 Dennis Business Centre  
 Truham Road, Alford, Boston  
 Lincolnshire  
 LE12 6JY

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 PROJECT TYPE: HSL Exeter  
 DRAWING NO: B02-09  
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