



To let

Unit 9, City Industrial Estate, Haven Banks,
Exeter, Devon, EX2 8DD

Industrial unit close to city centre

Exeter's largest cluster of car-related small businesses

5 allocated parking spaces plus loading access

Approx: 1,923 sq ft / 178.6 sq m

Rent: £12,500 per annum exclusive

Viewing by prior appointment with
Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Location

City Industrial Estate is situated in Haven Banks, close to Exeter's Quay/Canal Basin area just to the south-west of the city centre. Road access to Haven Banks is just off the Exe Bridges junction in the city centre.

City Industrial Estate is adjacent to two pay-and-display car parks, and there are bus services to the city centre and the Marsh Barton/Matford Trading Estates via the Park & Ride bus service which stops around 400m from the estate.

Description

The unit comprises an industrial/warehouse unit in mid-terrace position, with a small office to the front of the ground floor (with pedestrian door) and a WC.

The unit has a manual roller-shutter door (3.0m wide x 3.5m tall), fluorescent lighting, translucent light panels in the roof, and concrete floor.

The unit has mains electricity, including 3-phase, and mains water and drainage. The unit has 5 allocated parking spaces.

The eaves height permits future installation of a mezzanine.

Accommodation

Approximate dimensions and Gross Internal Areas:

Ground floor: (20.14m deep x 8.87m wide)
1,923 sq ft (178.6 sq m)

Lease Terms

The unit is available by way of a new full repairing and insuring lease at an asking rent of **£12,500 per annum** exclusive, and a charge applies in respect of landlord's costs in maintaining the estate details on application.

Rateable Value

Rateable Value:	£11,500.00
Rates payable 2017/18 (before any transitional arrangements):	£5,359.00

Small Business Rates Relief will be applicable to qualifying companies at the full 100% rate; please ask for details.

VAT

VAT will be payable on the rent and service charges at the prevailing rate.

Legal Costs

Both parties are to bear their own legal costs in the transaction.

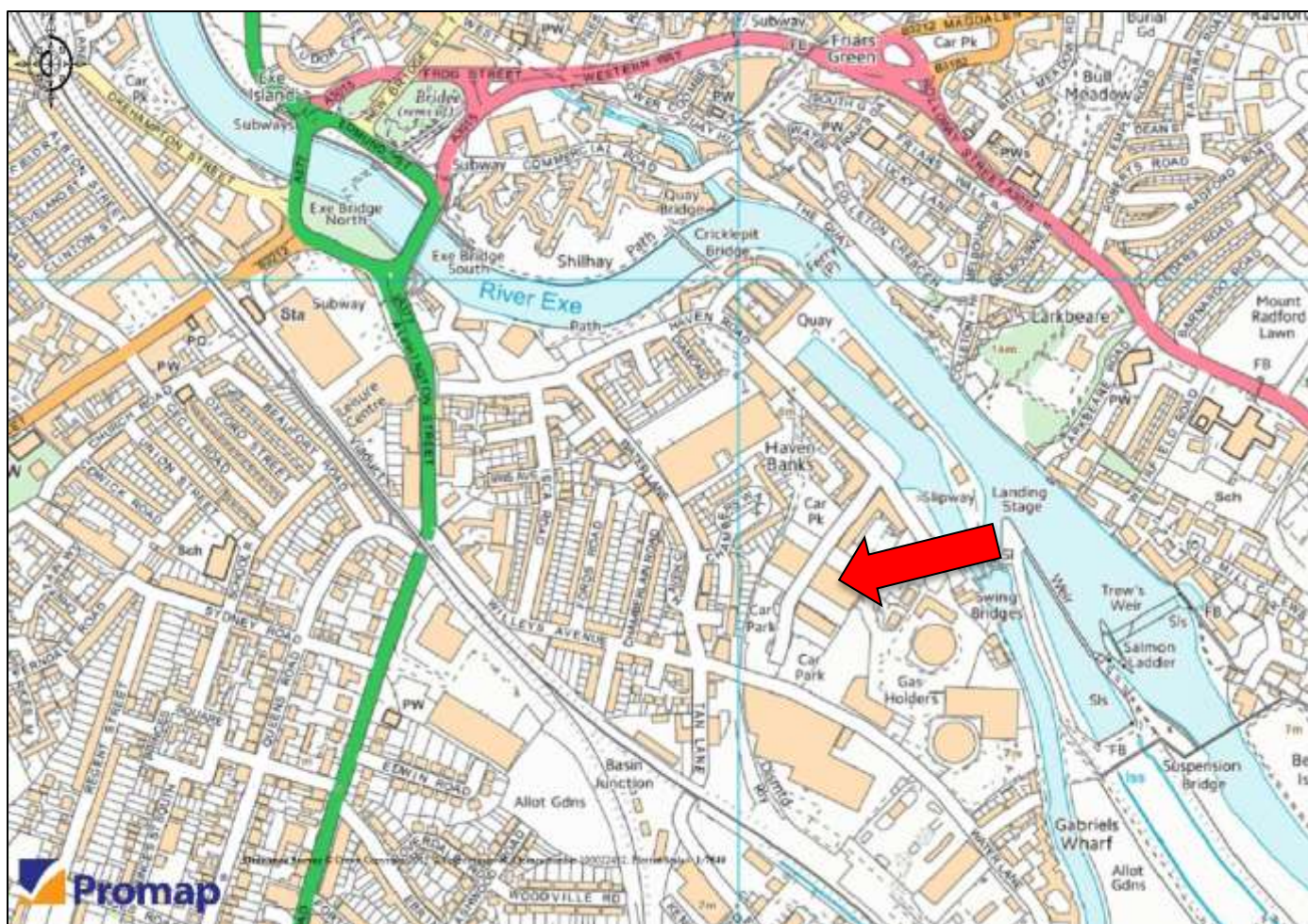
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR
 T: (01392) 202203
 F: (01392) 203091
 E: info@sccexeter.co.uk

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