



**Turner Locker**  
Commercial Property Consultants

**UNIT A  
EXETER ESTATES BUSINESS PARK  
ALPHINGTON  
EXETER  
EX2 9SL**



**TO LET**

**Well Located Warehouse  
Approximately 465 sq m (5,000 sq ft)  
(100 ft deep x 50 ft wide approx)**

**Excellent opportunity to acquire a very well located and accessible warehouse/workshop unit with very good eaves height and ample parking available.**

**Location:**

Exeter is a Cathedral City and administrative and commercial centre for Devon. The premises occupy a marvellous location on the A379 trunk road, giving easy access to the A38/M5 motorway and approximately 5 miles from the city centre and less than 2 miles from the centre of the Marsh Barton Trading Estate which is approximately 7 minutes drive away.

The estate houses a wide variety of commercial businesses including Blatchfords International, Ceva Logistics, Exeter Coachworks, Evans Transport etc.

**Description:**

The property comprises a warehouse/workshop unit of some 5,000 sq ft with both roller shutter and pedestrian door access with the benefit of an extremely high eaves height. Associated parking comes with the unit and lorry parking and other facilities are available by negotiation.

**Accommodation:**

Build depth	30.5m (100 ft) approx
Width	15.24m (50 ft) approx

**Tenure:**

The property is offered on a new FRI Lease of negotiable term.

**Rental:**

Commencing rental of £22,500 per annum is sought

**Business Rates:**

To be assessed

**Services:**

All main services are available.

**Legal Costs:**

Each party will be responsible for their own legal costs associated with the transaction.

**VAT:**

All figures quoted are plus VAT where chargeable.

**Viewing:** By strict appointment with:

**Turner Locker & Co., Southernhay Lodge, 1a Barnfield Crescent  
Exeter  
EX1 1QT**

**Tel: 01392 201 202**

**Subject to contract – exclusive of VAT where applicable**

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.