

TO LET  
**Trade Counter Units**

Hennock Trade Park, Hennock Road North  
 Marsh Barton, Exeter EX2 2NJ



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210.4–447.4 sq m (2,265–4,816 sq ft)

Prominent trade units

Established, busy trade park within  
 Exeter’s premier commercial area

Occupiers include **Crown Paints, Electric  
 Centre and Johnstone’s Decorating  
 Centre**

rapleys.com  
**0370 777 6292**

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**Location**

The property is located in a prime location perpendicular and to the east of Hennock Road North within the busy Marsh Barton trade area. The property occupies a prominent position close to the junction of Alphinbrook Road and Hennock Road, close to **Crown Paints, Electric Centre, Johnstone’s Paint, Toolstation, Grahams Plumbing and Plumbase**. Hennock Road is easily accessible via the A30 (1 mile away) which in turn links to the M5 and A38. Exeter city centre is located 1.5 miles north of Hennock Trade Park.

**Description**

The property comprises a terrace of single storey units of steel portal frame construction with a generous eaves height of 5.6 metres and ancillary office/trade counter space. The units will be refurbished and will benefit from the following:

- Full height glazed customer frontage
- Open plan trading area
- New cladding
- Electric roller shutter doors
- Excellent natural lighting
- Minimum eaves height of 5.6 metres
- Full internal redecoration

The extension to unit F will also benefit from new double skin roof with integral roof lights.



Current Scheme



Indicative image of refurbished units

**Accommodation**

The property comprises the following approximate floor areas:

	Sq m	Sq ft	Status
Unit A1	302.95	3,261	Under Offer
Unit F -	210.42	2,265	Available

There is potential to extend Unit F up to a maximum of 447.4 sq m (4,816 sq ft).

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties..

**Terms**

Rent on application.

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**Tenure**

The units are available by way of new leases for a term of years to be agreed.

**Service Charge**

An annual service charge currently at 0.68p per sq ft.

**Rating**

We are advised by the Valuation Office website that the units are assessed as follows:

	Rateable Value	Rates Payable
Unit A1	£16,250	£7,865
Unit F	£13,000	£6,292

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

**Energy Performance**

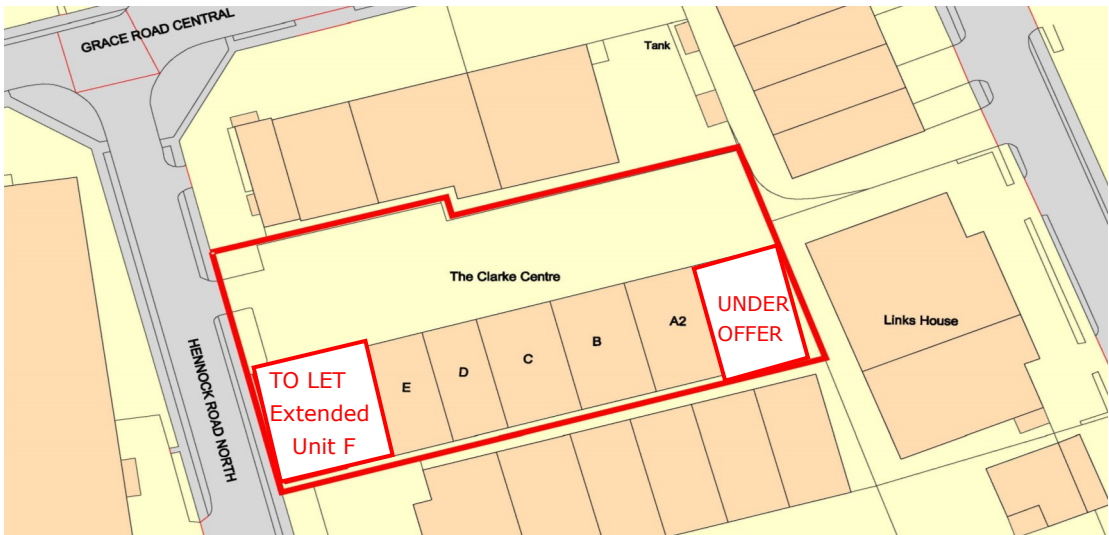
Energy Performance Asset Rating: unit A1 - E and unit F - F.

**VAT**

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

**Viewing**

Strictly by appointment through joint agents.





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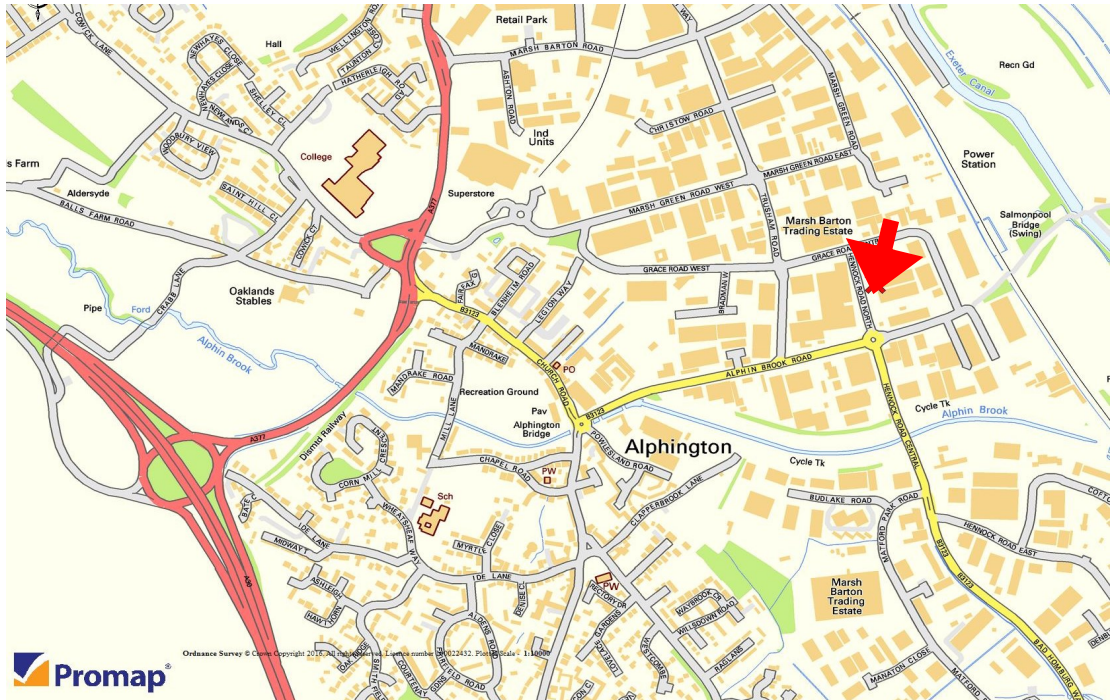
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