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To Let

£5,400 pax

Unit 6E, Bakers Yard, Alphinbrook Road, Marsh
Barton Trading Estate, Exeter, Devon, EX2 8RG

1,100 Sq Ft
(102.2 Sq M)

Summary

- 1st time unit being available on open market
- Bakers Yard - a unique business location
- 1st floor office
- Approximately 1,100 sq ft (102.2 sq m)
- Established site with over 20 occupiers
- Car parking available on site
- Good road access to major routes & near to Marsh Barton Rail Station

Location:

Marsh Barton is the largest trading estate in Exeter, supporting over 500 diverse businesses including one of Europe's largest motoring centres, showrooms, builders merchants, and tool and plant hire with easy access to major road routes of A377, A379 & A38.

The property is located within Bakers Yard, a unique collection of independent businesses operating across 25 units & outlets within the Yard. Bakers Yard is situated on Alphin Brook Road with easy access to major road connections and nearby new Marsh Barton Rail Station.

Nearby occupiers include Bridge Motorcycles, Brandon Hire Station, Screwfix and Southwest Metal Finishing whilst on site, other occupiers include Westward Rope & Wire, Sofa Rooms and Exeter Stoves & Chimneys.

Description:

The property consists of a first floor office unit within one of the outlying blocks at Bakers Yard. Communal access to the first floor with windows on the side and rear elevation.

Communal WC's on site with parking around the site.

Accommodation:

Measurements provided by clients management records.

	sq m	sq ft
Total	102.2	1,100

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand that mains electricity is connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (81)

Planning:

The amended use classes would mean this property could be used for E class uses which includes office, retail, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £4,500 therefore making the approximate Rates Payable £2,245.5 per annum for 2025./26.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new lease with terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

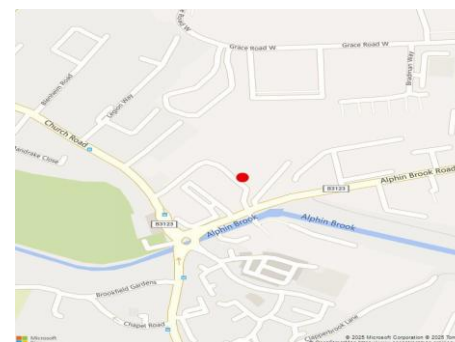
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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