



To Let

£13,000 pax

Unit 10, Bakers Yard, Alphinbrook Road, Marsh
Barton Trading Estate, Exeter, Devon EX2 8RG

2,321 Sq Ft
(215.6 Sq M)

Summary

- 1st time unit being available on open market
- Bakers Yard - a unique business location
- Ground floor area - 2,231 sq ft (215.59 sq m)
- Additional canopy area - 647 sq ft (60.12 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
- Potential to split into multiple units

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 ground floor open area unit within one of the central blocks at Bakers Yard with ancillary external canopy area. Internally, the unit offers an open floor space with windows both at the front and rear of the building. The unit has dual level ceiling height (min 2.77 m / max 4.28 m) with supporting steel posts running in two columns through the floor area.

Canopy is open but offers additional storage or display area.

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

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

Approx.	sq m	sq ft
Floor area	215.59	2,231
Total	215.59	2,321
Canopy area	60.12	647

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:

B (46)

Planning:

The amended use classes would mean this property could be used for E class uses which includes 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 £17,000, therefore making the approximate Rates Payable £8,483 per annum for 2024/25.

[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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