

TO LET

Two Prime Roadside Retail / Trade Counter Units

Units 1 & 2, Alphington Retail Park, Marsh Green Road West, Exeter EX2 8BR



- Unit 1 – 4,748 sq.ft (441.09 sq.m)
- £57,000 per annum exclusive
- Unit 2 – 7,705 sq.ft (715.77 sq.m)
- £104,000 per annum exclusive
- Would also suit leisure uses

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Location

Alphington Retail Park occupies a highly prominent position on Marsh Green Road West, adjacent to the established Sainsbury's Alphington Superstore and close to the entrance to the Marsh Barton Trading Estate, one of the South West's principal commercial destinations. The scheme benefits from excellent visibility, strong vehicular traffic flows and convenient access to Exeter city centre, the A30, A38 and M5 motorway network.

Exeter is the administrative and commercial centre for Devon and one of the South West's strongest retail and business destinations. Alphington Retail Park is strategically located approximately one mile south-west of the city centre within the established Alphington and Marsh Barton commercial district. The surrounding area comprises a mix of national retail, trade counter, leisure and roadside occupiers, generating significant customer footfall and vehicle movements throughout the day.

Other Occupiers and Nearby Amenities

The adjacent occupiers are Brewers Decorator Centre and Dreams (bed centre) with nearby occupiers including Argos, Costa Coffee, The Range, Aldi, Nando's, Starbucks, KFC. Other national retail, leisure and trade occupiers are within the Marsh Barton area. Marsh Barton & Matford are also renowned for the number of car dealerships and showrooms, attracting large numbers of customers from across the south west and beyond.

Description

Alphington Retail Park comprises a modern retail warehouse/trade park development with generous customer parking to the front in a well maintained and attractive setting with excellent servicing facilities to the rear. The park was developed as a contemporary retail warehouse scheme of approximately 23,000 sq ft, able to benefit from its prominent location close to Sainsbury's. There is potential for complementary retailers or businesses offering services to the general public and tradesmen using Marsh Green Road West as their main access route into Marsh Barton Trading Estate.

The premises would suit trade counter, showroom, warehouse distribution or leisure uses. Interested parties are recommended to check that the premises has the appropriate planning consent for their intended use.

Unit 1

This end of terrace unit benefits from level double entrance doors leading into a well-appointed reception area, from which there is a general office, manager's office and Equality Act compliant customer WC. Beyond the reception is a staff kitchen and rest room (incorporating a services cupboard), and generously proportioned staff male and female WCs. The existing fit out has been undertaken and maintained to a high standard with the general specification including energy efficient recessed spotlighting and slim line lighting, part glazed partitioning and ceramic tiling to the floors. Air-conditioning units have been fitted along with slim-line electric panel heaters. There are ample power points and broadband is connected. The accommodation benefits from a fire alarm system, emergency lighting and an intruder alarm.

The warehouse/workshop area has an internal height of 6.9m to the underside of the steel portal frames and a maximum internal height of 8m. There is a good degree of natural light which is supplemented with "UFO" LED downlights. Access is provided from the rear service yard via an insulated sectional door which is 4.5m high by 3m wide. The warehouse has masonry walls to a height of 2.4m giving practical impact resistance and added security. The warehouse is heated by a gas fired space heater with recirculation fans and controlled by a MC Fuelsaver control panel.

The accommodation can be summarised as follows (all areas are approximate) based on Gross Internal Areas.

Accommodation	Sq m	Sq ft
Reception	28.40	306
General Office	31.80	342
Manager's Office	11.58	125
Customer DWC	--	--
Staff Kitchen	20.88	225
Male WCs	--	--
Female WCs	--	--
Warehouse GIA (Incl WCs)	217.68	2,343
Total Ground Floor	318.00	3,423
Mezzanine Storage	123.09	1,325
Overall Total	441.09	4,748



Unit 1 – Workshop / Warehouse

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Unit 2

Unit 2 has been fitted out to the same high specification as Unit 1. The reception has level access via automatic double sliding doors. The accommodation comprises a well-proportioned reception area, general office, manager's office and customer Equality Act compliant WC. Beyond the reception area is the staff kitchen and restroom (incorporating a service cupboard), staff male and female WCs. The warehouse has a combination of UFO and Tube LED lighting, a power floated floor and forklift charging point. Access is via an insulated sectional door 4.5m high by 3m wide.

The accommodation can be summarised as follows (all areas are approximate) based on Gross Internal Areas.

Accommodation	Sq m	Sq ft
Reception	33.41	360
General Office	25.26	272
Manager's Office	7.05	76
Customer DWC	--	--
Staff Kitchen	12.07	130
Male WCs	--	--
Female WCs	--	--
Warehouse GIA (Incl WCs)	487.18	5,244
Total Ground Floor	598.79	6,445
Mezzanine Storage (currently accessed from Unit 1)	116.98	1,259
Overall Total	715.77	7,705

Current Occupancy & Configuration

Units 1 & 2 are currently leased to Belron Ltd with two of their associated businesses operating together. Consequently, there are two openings through the party wall between the units, and the manager's office within Unit 1 extends into Unit 2.

There is a useful mezzanine floor above the offices and reception which is accessed from Unit 1, this has a doorway leading to the mezzanine area over the offices in Unit 2. Depending on the future occupier's requirements, these features can remain or the premises can be separated to form two self-contained units.

Externally

Unit 1 has 16 allocated parking spaces and Unit 2 has 14 allocated spaces. There is also a yard allocation for a skip at the rear.

Services

Units 1 & 2 benefit from mains water and drainage, gas and 3-phase electricity supplies.

Planning

It is understood that the premises have planning permission for Retail, Business, Light Industrial & Distribution Uses. Interested parties are advised to check with Exeter City Council to confirm if the premises have planning permission for their intended use.

Lease Available

The premises are available by way of an assignment of the existing leases.

The premises are currently held on two separate FRI leases for a term of ten years from 15th August 2023 expiring 14th August 2033. The leases were granted within the security of tenure provisions contained within the Landlord & Tenant Act 1954, with the tenants right to renew. There is an open market rent review due 15th August 2028, and each lease contains a tenant only break option on 15th August 2028 with the tenant required to give not less than 12 months' prior written notice.

Rent

Unit 1 - £57,000 per annum exclusive.
Unit 2 - £104,000 per annum exclusive.

Service Charge

There is a service charge to cover the maintenance of the communal areas and shared services for the Estate. Please contact the Agent for details.

Business Rates

Both units are currently assessed together.

Rateable Value: £123,000 (from 1st April 2026).
Description: Warehouse and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/find-business-rates> to confirm the amount they will pay.

Energy Performance Certificate

Unit 1

The energy performance certificate rating is C58. The full certificate and recommendations can be provided on request.

Unit 2

The energy performance certificate rating is C63. The full certificate and recommendations can be provided on request.

VAT

VAT is payable on the rent and other outgoings.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

For further information, availability and inspections, contact the retained letting agents.

All inspections must be accompanied by the Agents.



Reception Area Unit 1



Open Plan Office – Unit 1



Workshop Warehouse Unit 1



Reception Area Unit 2



Open Plan Office – Unit 2



Workshop Warehouse Unit 2

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Manager's Office – Unit 1



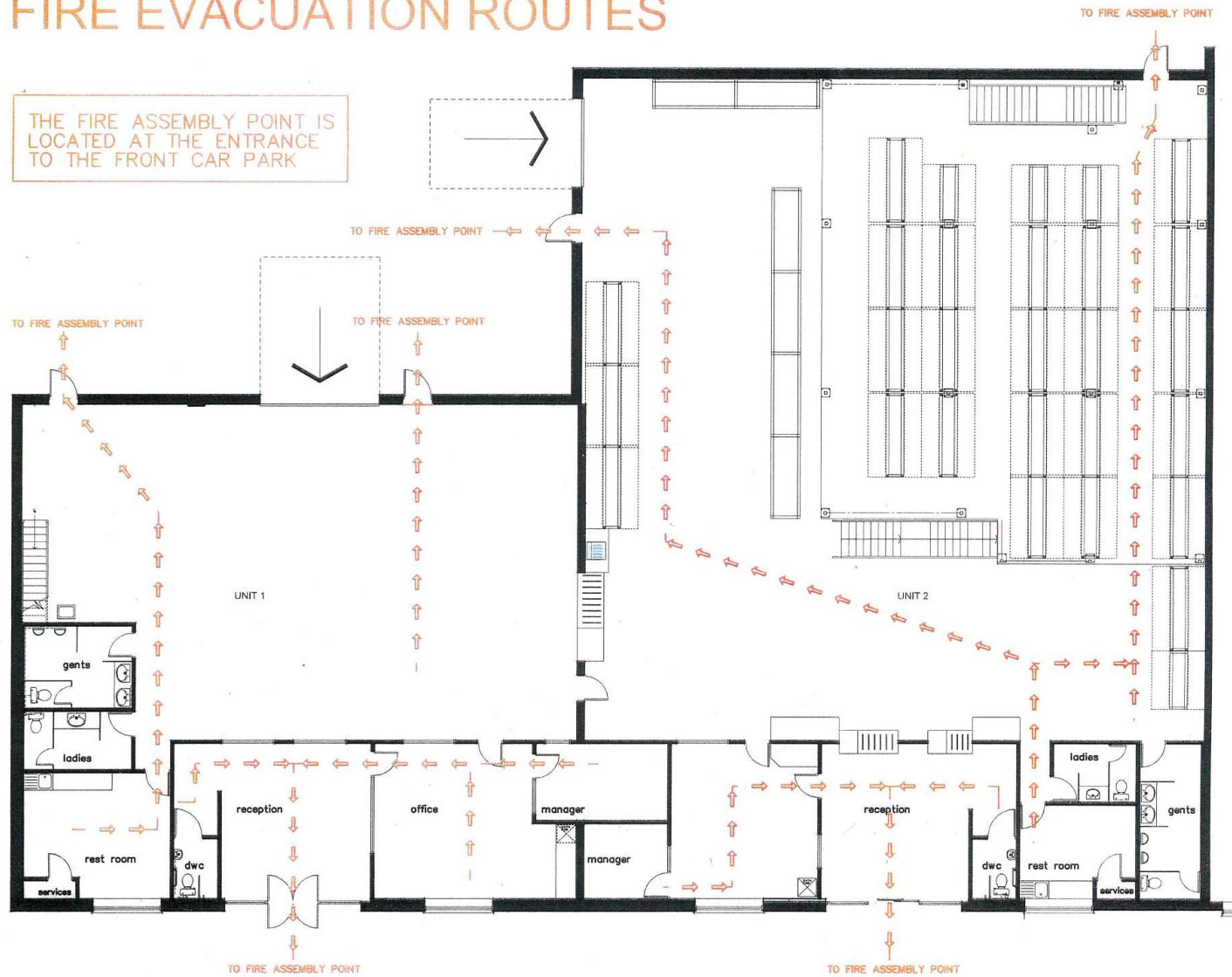
Loading Access & Yard – Units 1 & 2



Aerial View Alphington Retail Park

This plan is for guidance purposes only, and should not be relied upon for scale or accuracy

FIRE EVACUATION ROUTES



TO LET

/// what3words **Impose.guess.detect**

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