

FOR SALE

**Modern Detached Warehouse with Showroom, Offices and
Yard / Parking**



**DCS Building (Originally known as Plot 14) Cofton Road,
Marsh Barton, Exeter, EX2 8QW**

Location & Description:

The property is located in Cofton Road, on the popular Marsh Barton Trading Estate, approximately 1.5 miles south of the City Centre, and with easy access to the A38 Expressway and M5.

Haarer Goss is a practising name of Haarer Goss Limited. Registered in England Company Number 5696735 Registered Office: 17 Barnfield Road, Exeter EX1 1RR

Director: Iain J Biddlestone MRICS

Senior Surveyor: Mark D Beskeen MRICS

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The building comprises a modern detached warehouse with showroom and offices arranged over two floors. The property is built of steel portal frame construction with insulated profile metal cladding walls and roof (with daylight panels). To the front of the premises, there are several separate offices (or meeting rooms) and reception area with stairs leading to a first floor showroom, together with two further offices or meeting rooms (one which is air conditioned).

The warehouse has a solid concrete floor, three phase electric supply, a roller shutter accessed from the rear (measuring 3.2m wide x 3.1m high), strip lighting and stairs from the warehouse lead to a large mezzanine storage area. There are also four separate offices accessed from the warehouse together with ladies and gents toilet facilities and a kitchenette. There is gas central heating to some of the ground floor offices, and also a gas hot air heating system in the warehouse (but this has not been used in recent years).

Externally, there are two parking spaces to the front of the building (four cars by cooperation) with an access road running to the side of the building via a gate (with 3.98m width). The rear service yard and parking area measures approximately 30m x 25m (circa 750 square metres / 8,073 square feet).

Accommodation:

The accommodation can be summarised as follows (average dimensions were taken and all areas are approximate):

Accommodation	Area Sq.m.	Area Sq.ft.
<i>Ground Floor Offices / Showroom</i>		
Office / Reception / Showroom	51.49	554
Office	41.90	451
Office	44.52	479
Office (inc small corridor)	25.19	274
Small Store	5.26	57
<i>First Floor Offices & Showroom</i>		
Showroom	109.56	1,179
Office / Meeting Room	27.46	296
Office / Meeting Room	29.85	321
Main Warehouse	305.47	3,288
Kitchenette	6.57	71
Ladies & Gents Cloakroom / WCs	-	-
<i>Ground Floor Offices (Off the Warehouse)</i>		
Office 1	12.93	139
Office 2	23.72	255
Office 3	11.78	127
Office 4	39.51	425
Mezzanine	226.32	2,436
TOTAL	961.53	10,352

Business Rates:

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £44,500
 Rates Payable for 2019 / 2020: £21,849.50

Current Tenancy:

The property is currently let to Devon Commercial Stationers Limited on a 20 year Full Repairing and Insuring lease from 1st July 2002 expiring 30th June 2022. The current passing rent is £46,000 per annum exclusive.

Guide Price:

The long leasehold interest is available in these premises with the benefit of the existing tenancy (as outlined above) at a Guide Price of £595,000. The long lease was granted for 125 years from 14th November 1988 so there are approximately 93½ years remaining on the lease at a peppercorn rent.

VAT:

The property is elected for VAT at the Standard Rate.

Energy Performance Certificate (EPC):

An EPC is being commissioned and details will be available soon.

Money Laundering Regulation Compliance:

In order to comply with UK Money Laundering Regulations 2017, Haarer Goss will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and any other required documents.

Legal Costs:

Each party to be responsible for their own legal costs.

Viewing:

For further information or to view the premises, please contact the sole agents:

Haarer Goss
chartered surveyors
17 Barnfield Road
EXETER
EX1 1RR
☎ (01392) 251171
✉ mark@haarergoss.co.uk

Contact: Mark Beskeen

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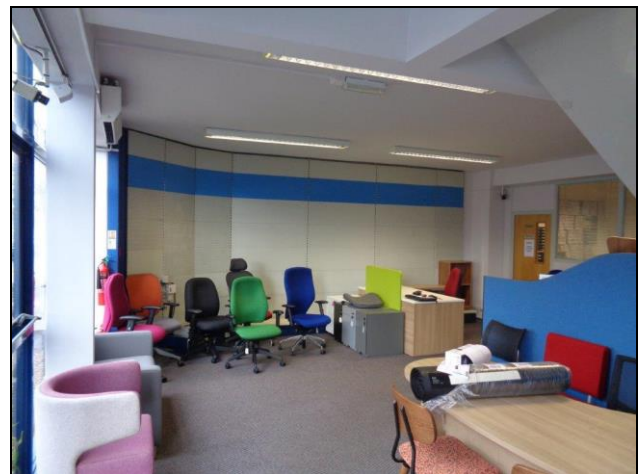
Warehouse



First Floor Meeting Room



First Floor Showroom



Ground Floor Reception

Location Plans – Cofton Road, Exeter

