



Unit 2, Newton Centre, Thorverton Road, Exeter, Devon,
EX2 8GN

**TO LET: £25,250
Per Annum**

**2,242 Sq Ft
(208.28 Sq M)**

Light industrial unit arranged as showroom
and workshop

Roller shutter door, parking and loading to
rear

Well located in Marsh Barton Trading
Estate

Available now on new lease terms

Location

Exeter has a population of 115,000 and a catchment of 300,000. The property is situated on Thorverton road, Matford Park, adjacent to Marsh Barton. Marsh Barton is one of the primary industrial locations of the city.

Giving easy access to Exeter City Centre and the rest of Devon, via the A38 and M5, this is a desirable and well positioned business location with nearby occupiers including Skoda, Mandarin Stone, City Plumbing Supplies, Nor Dan and CEF.

Description

The property is a mid-terrace light industrial unit with glazed frontage and roller shutter door to rear measuring 3.79 meters wide by 4.34 meters high. It is currently arranged as showroom, office and staff welfare to front and workshop to rear with minimum eaves of 6.23 meters rising to 8.21 meters.

The property is available either with the benefit of the current fit-out or reinstated to a shell fit-out with the exception of one WC. Externally there are 6 allocated parking spaces.

Accommodation

	Sq Ft	Sq M
Ground	2,242	208.28
TOTAL	2,242	208.28

Tenure

The property is available by way of new full repairing and insuring lease at £25,250 pax plus VAT. All other terms are to be agreed by negotiation, please contact agent for further details.

Rateable Value

The unit has a rateable value of £24,750.

Interested parties are advised to contact the local authority to ascertain the rates payable.

Energy Performance Certificate (EPC)

The property has a rating of D94. A copy of the certificate is available upon request.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.



Viewing by prior appointment with:

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