



Unit 41, Marsh Green Road West, Marsh Barton Trading Estate, Exeter, Devon, EX2 8PN

To let

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Industrial unit with prominent frontage.

Gross Internal Area (GIA): 9,880 sq.ft (917.88 sq.m)

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £70,000 per annum

Location

The unit fronts Marsh Green Road West, a busy through road at the centre of the Marsh Barton Trading Estate, Exeter's largest employment estate and its prime location for trade counter and car sales. The road connects the estate with the adjacent Sainsburys store, giving it good levels of passing traffic and easy access on and off the estate.

Description

The property is a highly visible end of industrial unit positioned with office. Capitalising on this excellent position the unit has a generous forecourt and parking area. Further office and storage is available on the mezzanine.

Accommodation

Please see below a summary of the accommodation

Floor	Description	Sq.ft	Sq.m
Ground	Warehouse	8,050	747.84
Ground	Office	272	25.29
First	Office	868	80.63
Mezz	Store	690	64.10
Total:		9,880	917.88

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£70,000 pa ex.** Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E

Business Rates

2023 RV List: £51,500
2026 RV List: £60,000

Interested parties are advised to make their own enquiries with the local billing authority, Exeter City Council.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

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

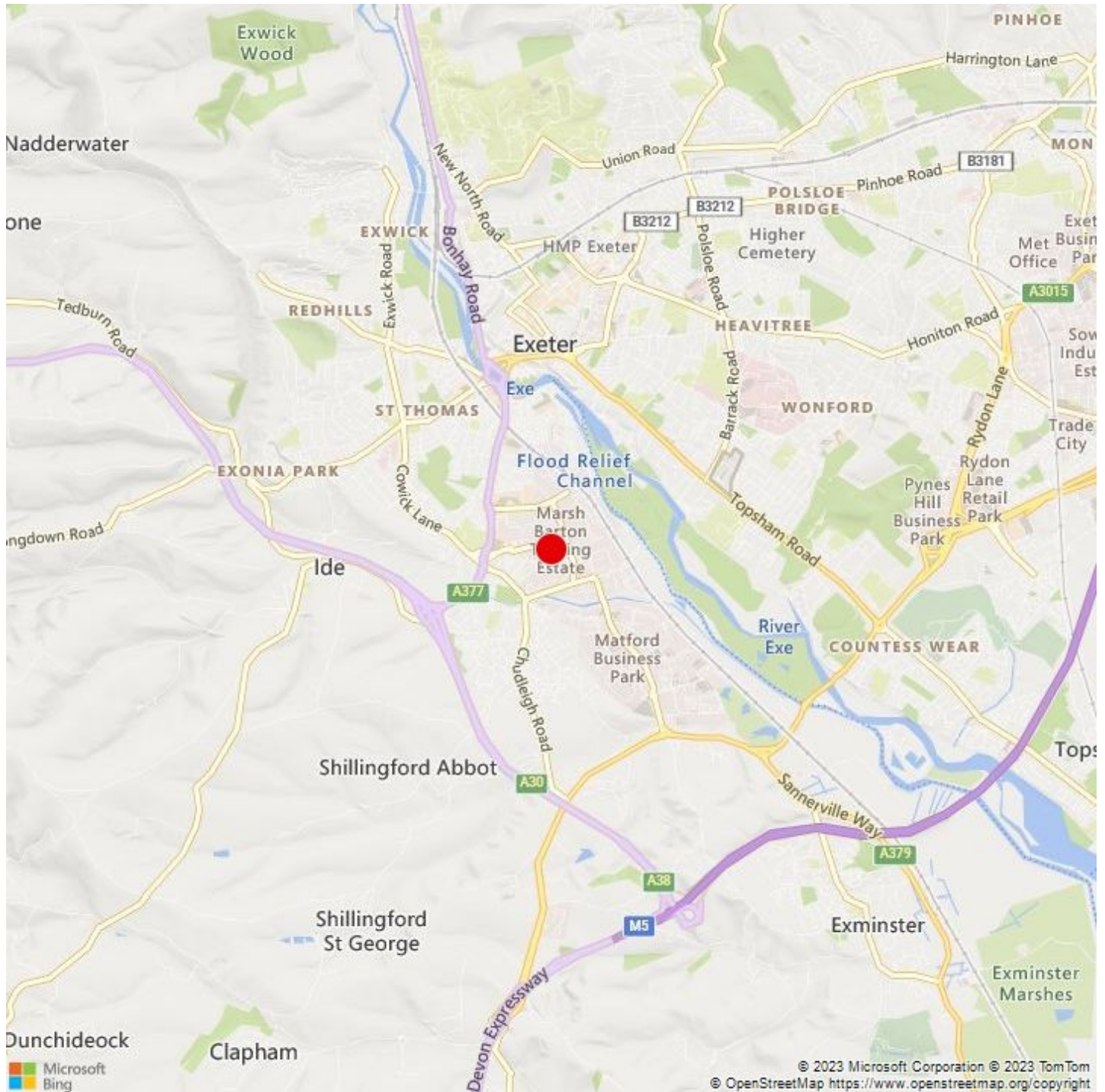
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Tom Churchward MSc Real Est.
Tel: (01392) 202203
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