



Unit 8a, 47 Marsh Green Road West, Marsh Barton Trading Estate, Exeter, Devon, EX2 8PN

**TO LET: £32,500
Per Annum**

**3,928 Sq Ft
(364.91 Sq M)**

End terrace industrial unit undergoing refurbishment

Minimum eaves of 6.5 meters rising to 8.2 meters

Suitable for a variety of uses, subject to consents

Well located on Marsh Barton Trading Estate

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

Unit 8a is an end terrace industrial unit constructed of concrete frame with block elevations and is currently having a new insulated roof installed. The unit provides open plan industrial accommodation with minimum eaves of 6.5 meters rising to 8.2 meters. There is vehicular access to the side of the building via a roller shutter door measuring 2.08 meters wide by 2.44 meters high as well as pedestrian doors facing Marsh Green Road. Once the roofing works are complete, the unit will be fitted with LED lighting and a WC and kitchenette. Externally, there is parking to the front of the unit.

Accommodation

	Sq Ft	Sq M
Ground Floor	3,928	364.91
TOTAL	3,928	364.91

Tenure

Available by way of new full repairing and insuring lease at a rent of £32,500 pa for a term by arrangement. Further terms to be agreed by negotiation, please contact agent for further details.

Rateable Value

The property requires reassessment for business rates as it includes the neighbouring property.

Energy Performance Certificate (EPC)

A new EPC has been commissioned and will be made available.

VAT

The property is elected for VAT and is therefore payable.

Legal Costs

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



Viewing by prior appointment with:

Zack Dennington

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