



**To Let**

**£75,000 per annum  
exclusive.**

14 Marsh Green Road North, Marsh Barton  
Trading Estate, Exeter, Devon, EX2 8NY

Approx. 9,800 Sq Ft  
(910.45 Sq M)

# Summary

- Warehouse Premises To Let
- Approx. 9,800 sq ft (910.45 sq m)
- Large yard to the rear
- Newly refurbished
- Rare opportunity to acquire a large warehouse in a central location in Marsh Barton
- Other occupiers in the vicinity include Packexe, Jewsons, Kynaston Auto Services and UPS
- Available mid-September

## Location:

Marsh Barton is the largest trading estate in Exeter, covering over 1.2 square miles (3.1 km<sup>2</sup>). It supports over 500 diverse businesses including one of Europe's largest motoring centres, showrooms, builders merchants, and tool and plant hire. A new railway station is currently under construction and due to open towards the end of 2022.

The property is situated on Marsh Barton Industrial Estate which is located to the south of Exeter city centre. The unit is positioned on Marsh Green Road North, close to its junction with Marsh Green Road Estate. Junction 31 which connects to the M5 is nearby, as well as access to the A30 and A38.

## Description:

The property comprises a large concrete framed brick and block built warehouse premises with open yard to the rear.

The building has recently been refurbished to a high specification including recladding to all elevations and benefits from x2 roller shutter doors and parking on the front newly landscaped forecourt.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
<b>Warehouse</b>		
<b>Total</b>	910.45	9,800

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

Awaited.

## Planning:

The property benefits from E (light industrial), B2 (general industrial) and B8 (storage and logistics) planning consent. The property may be suitable for alternative uses subject to the necessary planning consent.

## Business rates:

Due to refurbishment works the business rates are to be re-assessed. Please refer to Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) for further information.

## Terms:

The property is available on a full repairing and insuring basis with terms to be agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

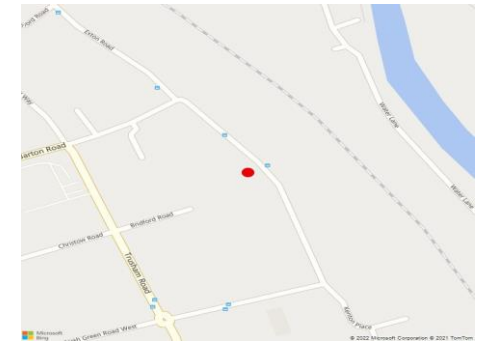
The property has been elected for VAT and therefore VAT will be charged on the rent.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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