



To Let

£40,000 pax

Northern Compound Land, Trusham Trade Park,
Alpin Brook Road, Marsh Barton, Exeter EX2 8RF

Approx 0.54 Acres
(0.22 Hectares)

Summary

- Rare Opportunity to Lease Compound Space in Marsh Barton
- Approx: 0.54 Acres (0.22 Ha)
- Adjacent to Travis Perkins, Parcelforce, Bristol Street Motors (Hyundai) and Karcher South West
- Flexible terms available (contracted outside the Landlord & Tenant Act 1954)
- Prominent and gated access
- Suitable for alternative uses subject to planning
- Immediately available

Location:

The compound is located on Marsh Barton which is one of Exeter's premier and largest industrial estates covering over 1.2 square miles. Marsh Barton supports over 500 businesses including one of Europe's largest motoring centres, showrooms, builders merchants and tool and plant hire. A new railway station is under construction and set to open imminently.

The property is situated adjacent to Travis Perkins, Parcelforce, Bristol Street Motors (Hyundai) and Karcher South West.

Description:

The area consists of a good sized secure compound situated in the heart of Marsh Barton, Exeter. The site benefits from its own services, power and access just off Trusham Road one of Marsh Barton's arterial roads through the estate.

Accommodation:

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

Compound	Ha	Acres
Total	0.22	0.54

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:

Not applicable.

Planning:

General Industrial B2 Use Class.

Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available on flexible full repairing and insuring lease terms of no longer than 3 years (contracted outside the Landlord & Tenant Act 1954).

Legal fees:

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

VAT:

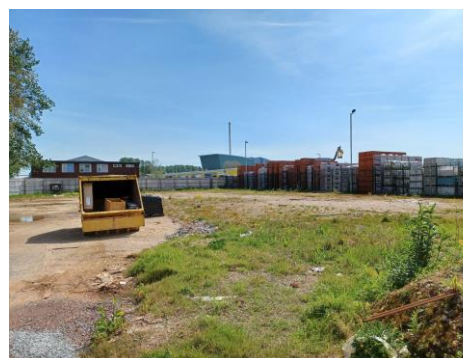
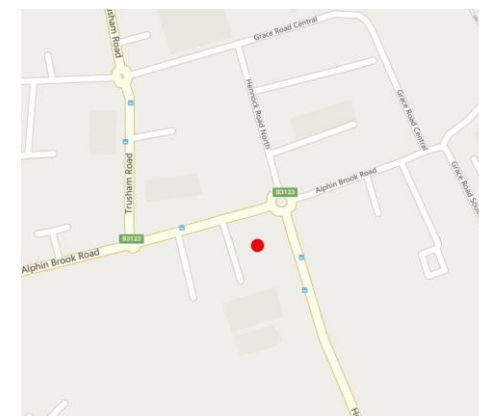
All figures quoted are exclusive of VAT if applicable.

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

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP

