



For Sale

£2,000,000 freehold

10-12 Marsh Green Road North, Marsh Barton
Trading Estate, Exeter, Devon, EX2 8LT

29,903 Sq Ft
(2,778 Sq M)

Summary

- Highly prominent roadside industrial premises and yard
- Approx: 29,903 sq ft (2,778.08 sq m)
- Site measures approx. 2 acres (0.85 Ha)
- Large yard to the rear
- Potential for redevelopment or re-configuration
- May suit alternative uses subject to planning
- Immediately available

Location:

Marsh Barton is the largest trading estate in Exeter, covering over 1.2 square miles (3.1 km²). 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 industrial premises and site over approx. 2 acres with front sales, showroom and rear warehouse along with additional canopies and storage units. The property is constructed of brick and steel portal frame, with an eave's height of approx. 2.97 m (to a max of 3.71 m) and an apex of 6.32 m.

The premises has a solid concrete floor and benefits from strip lighting throughout. There is also a manually operated rear roller shutter door measuring approx. 3.01 x 3.75m and side sliding door measuring approx. 3.06 x 3.51 m.

The property benefits from multiple offices within the warehouse and showroom along with a rear loading bay for deliveries. There are x3 canopies within the site.

Accommodation:

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

Approx	sq m	sq ft
Front sales	89.34	962
Sales/trade	683.84	7,361
Warehouse	1,243.98	13,390
Rear store	595.17	6,406
Total	2,612.33	28,119
Rear canopy	106.44	1,146
Canopy 1 Side loading	23.77	256
Canopy 2 Rear loading	35.53	382
Grand Total	2,778.08	29,903

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:

D (92)

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:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £135,000.00. Therefore making the approximate Rates Payable £69,120.00 per annum for 2023/24.

Terms:

The property is available freehold.

Legal fees:

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

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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