



To Let

£39,000 pax

Unit 1 Grace Road, Marsh Barton Trading Estate,
Exeter, Devon EX2 8QA

**4,357 Sq Ft (404.80
Sq M)**

Summary

- Industrial unit rebuilt on an extended footprint
- Highly visible corner plot on popular estate
- Approx. 4,357 sq ft (404.84 sq m)
- BREEAM rated 'Very Good'
- Available on lease terms to be agreed
- Other occupiers in close proximity include Save on Tyres, Enterprise Rent a Car and Exeter SEAT
- Immediately available

Location:

The property is located on just off the main arterial route through Marsh Barton Trading Estate, Exeter's largest employment estate. The estate is 2 miles from Exeter City Centre and has good road links to the A30, A38 & M5. In addition to the road links there is a new

railway station under construction and local bus routes available.

With its proximity to the city and easy access to the M5 it is a popular trading location and hosts many well established businesses, including Travis Perkins, Toolstation, Johnstone's, Plumbase and a wide variety of local occupiers.

Description:

The property has been rebuilt on an extended footprint and upon completion will comprise a modern industrial unit with office, loading door and small forecourt. It will be suitable for a variety of uses, subject to consents.

Accommodation:

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

Approx	sq m	sq ft
Total	404.80	4,357

BREEAM Status:

The property has been rebuilt to achieve Building Research Establishment Environmental Method status (BREEAM) and has received 'Very Good'. BREEAM is an international assessment method and sets the standard for best practice in sustainable design.

Further information available from the agent.

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:

B (35)

Planning:

The property would be suitable for industrial E, B2 and B8 occupiers.

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:

Available by way of a new full repairing and insuring lease on terms to be agreed.

Legal fees:

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

VAT:

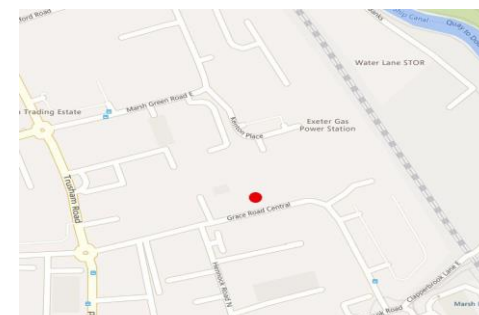
VAT is applicable to the rent.

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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