



To Let

Rent on application.

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

Flexible sizes

Summary

- Highly prominent roadside industrial premises and yard
- Up to approx: 29,903 sq ft (2,778.08 sq m)
- Site measures approx. 1.46 acres (0.59 Ha)
- Large yard to the rear
- May suit alternative uses subject to planning
- Immediately available on flexible lease terms

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. 1.46 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).

| | 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 |
| Unit Total | 2,612.33 | 28,119 |
| Rear Canopy | 106.44 | 1,146 |
| Canopy 1 | 23.77 | 256 |
| Canopy 2 | 35.53 | 382 |
| Grand Total | 2,778 | 29,903 |

Can be split subject to applicants requirements.

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:

To be reassessed.

Terms:

The property is available leasehold on terms to be agreed outside the landlord and 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

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