

An aerial photograph of an industrial estate. The central focus is a large building with a white, gabled roof and green corrugated metal walls. To its left is a long, blue building with a grey, patterned roof. Several other smaller industrial buildings and parking lots filled with cars and trucks are visible in the background. A road runs along the right side of the estate, with trees and more industrial buildings further away.

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale
May Let

£1,400,000

2-4 Marsh Green Road North, Marsh Barton,
Exeter, Devon EX2 8NY

21,854 Sq Ft
(2,030.29 Sq M)

Summary

- Highly prominent industrial warehouse for sale
- Approx. 21,854 sq ft (2,030 sq m) over a site measuring 0.99 acres (0.40 ha).
- Located in close proximity to the recently redeveloped Exeter Trade Park
- Other nearby occupiers include Selco, Headlam Group, Easy Bathrooms, Kwik Fit and The Climbing Hangar
- Dual access of Marsh Barton Road and Marsh Green Road
- Yard to the rear
- Potential for redevelopment subject to the necessary planning consent

Location:

Marsh Barton is Exeter's powerhouse of industry—a buzzing hub packed with over 500 businesses ranging from showrooms and builders' merchants to one of Europe's largest motoring centres. Covering more than 1.2 square miles, it's a key player in the city's commercial scene, conveniently located just south of the centre with excellent access to the M5, A30, and A38.

With the recent addition of the Marsh Barton railway station, commuting has never been easier, linking the estate seamlessly with the rest of Exeter. Nearby, the city's riverside continues to grow, with the Quay offering a vibrant mix of cafes, bars, and waterside activities, creating an appealing work-life balance for those based in the area.

Water Lane Development:

Planning has been approved for more than 1,000 new homes alongside Exeter's canal in what is possibly Exeter's largest and most complex application the city has ever seen. A project that is 20 years in the making.

The Water Lane development will see a mix use scheme of residential dwellings, student accommodation, leisure, retail and healthcare premises that will breathe further life into the area whilst promoting a cross pollination of healthy living and business opportunities all within a stones throw from the property.

Description:

The property consists of a large and prominent industrial premises configured as two good sized warehouse units and offices plus yard to the rear. The property benefits from its highly visible position on a corner location which provides dual access off Marsh Green Road and Marsh Barton Road.

The warehouse accommodation provides a minimum eaves height of 3.84 m at its highest point to an apex of 5.96 m. The main warehouse fronting Marsh Green Road benefits from two loading doors with the largest measuring approx. 3.75 m x 3.51 m and also designated customer parking opposite the main sales office.

There is also a good sized yard located to the rear of the property which is accessible from both interconnecting warehouse units.

Accommodation:

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

Approx	sq m	sq ft
Offices	247.52	2,664
Warehouse 1	874.06	9,408
Warehouse 2	908.71	9,781
Total	2,030.29	21,854

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:

C (51)

Planning:

The amended use classes would mean this property could be used for B2 and B8.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £90,000 therefore making the approximate Rates Payable £49,140 per annum for 2024/25.

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

Terms:

The property is available Long leasehold from 7th November 2007 (108 years unexpired) at a ground rent payable of £200 per annum.

Alternatively, the property could be available to let on terms to be agreed.

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:

Viewings strictly by appointment only.

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

CONTACT THE AGENT

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