



**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**To Let**

**£29,750 pax**

**4 Grace Road South, Marsh Barton Trading Estate, Exeter, Devon, EX2 8QE**

**2,378 Sq Ft  
(220.9 Sq M)**



## Summary

- Rare opportunity to occupy a warehouse & yard on Marsh Barton
- Immediately available
- Approx 2.378 sq ft (220.91 sq m) unit over a site covering 0.155 acres (0.063 ha)
- Located on Marsh Barton Industrial Estate
- Ideal site for SME's
- Would suit number of uses (STPP)
- 2 minute walk from new Marsh Barton Railway Station

## Location:

Marsh Barton is the largest trading estate in Exeter, covering over 1.2 square miles (3.1 km<sup>2</sup>). It supports over 500 diverse businesses including one of Europe's largest motoring centres, showrooms, builders merchants, and tool and plant hire.

The property is situated on Marsh Barton Industrial Estate which is located to the south of Exeter city centre.

The unit is positioned on Grace Road South, close to Alphin Brook Road. Junction 31 which connects to the M5 is nearby as well as access to the A30 & A38 and a 2 minute walk from the new Marsh Barton Railway Station.

## Description:

The property consists of a stand-alone industrial premises currently configured as a mix of office, workshop & warehouse areas and also includes a mezzanine floor. The yard area at the side and front of the property offers parking or storage options.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Site area - 0.155 acres (0.063 ha) = site coverage 35.33%

	sq m	sq ft
<b>GF Office</b>	59.88	645
<b>GF Workshop</b>	50.47	543
<b>GF Warehouse</b>	50.17	540
<b>GF Lean-to</b>	19.51	210
<b>Mezz Floor</b>	40.88	440
<b>Total</b>	220.9	2,378
	acres	ha
<b>Site Area (Site Coverage 35.33%)</b>	0.155	0.063

## 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 (81)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £11,750, therefore making the approximate Rates Payable £5,863.25 per annum for 2023/24.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

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

## Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

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

## VAT:

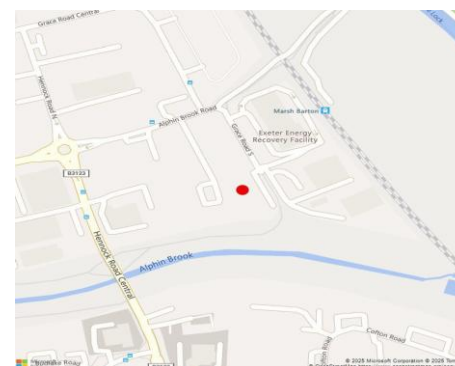
All figures quoted are exclusive of VAT if applicable.

## 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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