



# To let

16 Marsh Green Road East,  
Marsh Barton, Exeter, Devon, EX2 8PQ

Viewing by prior appointment  
with Andrew Hosking

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Warehouse/industrial unit with large yard area

Prominent corner position on busy road on Exeter's primary trading estate

Approx. 7,482 sq.ft (695.2 sq.m) on 0.67 acres (0.27 ha)

To let: Initial rental £42,500 pa ex plus VAT

## Location

The premises are located at the junction of Marsh Green Road East and Marsh Green Road West on a busy through road at the centre of the Marsh Barton Trading Estate, Exeter's largest employment estate and its prime location for trade counter and car sales. Adjacent to 1st Scaffolding and opposite Renault Trucks Exeter, the premises occupy a level tarmac surfaced site with palisade fencing to the front and two double steel access gates to the site.

## Description

The property comprises detached industrial/storage and office space which has previously been used as an antiques centre and, prior to that, for various industrial and storage purposes. There are loading doors to three sides and the site and building are in the process of being cleared out and redecorated in readiness for a new occupier. The premises lend themselves to a large number of potential uses including car sales, trade counter, light industrial and storage subject to planning if required.

Laid out as original single storey offices with WCs, this area then leads to the main storage/display area which in turn is connected to an additional side storage area

Benefitting from a fenced, level surfaced site totalling some 0.67 acres (0.27 Ha) it is anticipated that the premises will be ready for occupation in mid summer 2020.

## Accommodation

Approximate Gross Internal Areas are as follows:-

**Overall ground floor: 7,482 sq.ft (695.2 sq.m)**

## Lease Terms

Offered by way of a new lease on terms to be agreed; initial annual rental £42,500 pa ex plus VAT.

## Business Rates

We are informed by the Valuation Office Agency of the following assessment:

Rateable Value £22,250

Rates Payable (2020/21) £ 11,102.75

## VAT

The property is elected for VAT, and VAT is therefore applicable to the rent.

## Energy Performance Certificate

An EPC will be available shortly.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

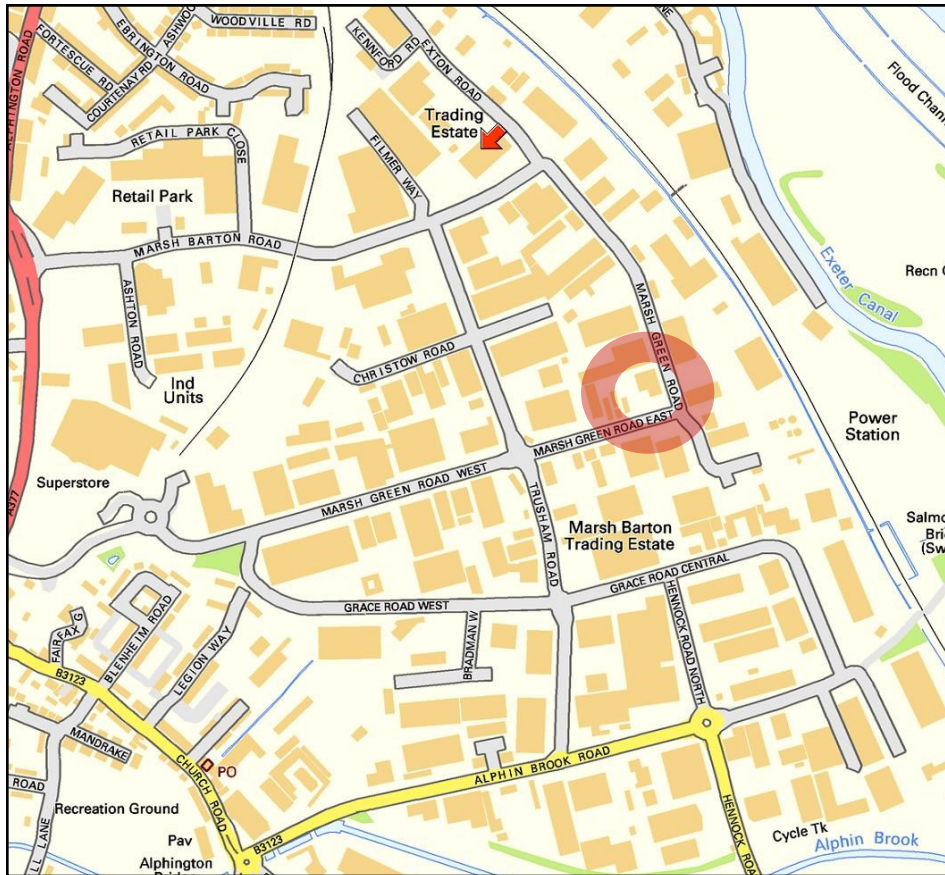
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