



To let

Unit 6, 47 Marsh Green Road West,
Marsh Barton, Exeter, Devon, EX2 8PN

Viewing by prior appointment
with Andrew Hosking

(01392) 202203

andrew@sccexeter.co.uk

Warehouse/industrial unit with large yard areas

On busy road on Exeter's largest estate

5,967 sq.ft (554.4 sq.m)

To let: Terms on application



Location

The unit fronts Grace Road, 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. The road connects the estate with the adjacent Sainsburys store, giving it good levels of passing traffic and easy access on and off the estate.

Description

Unit 6 is a mid-terrace and back-to back unit, and is of concrete portal frame construction with rendered block walls and fibrous cement sheeting to the roof. The eaves height is circa 7.2 metres. The unit comprises warehouse/workshop space with offices, plus additional mezzanine storage.

The unit has a large front yard/parking area.

Accommodation

Approximate Gross Internal Areas as follows:-

Ground floor:	5,023 sq.ft	(466.7 sq.m)
Mezzanine:	944 sq.ft	(87.7 sq.m)
TOTAL GIA	5,967 sq.ft	(554.4 sq.m)

Lease Terms

Offered by way of a new lease on terms to be agreed; rent on application.

Business Rates

To be confirmed.

VAT

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

Legal Costs

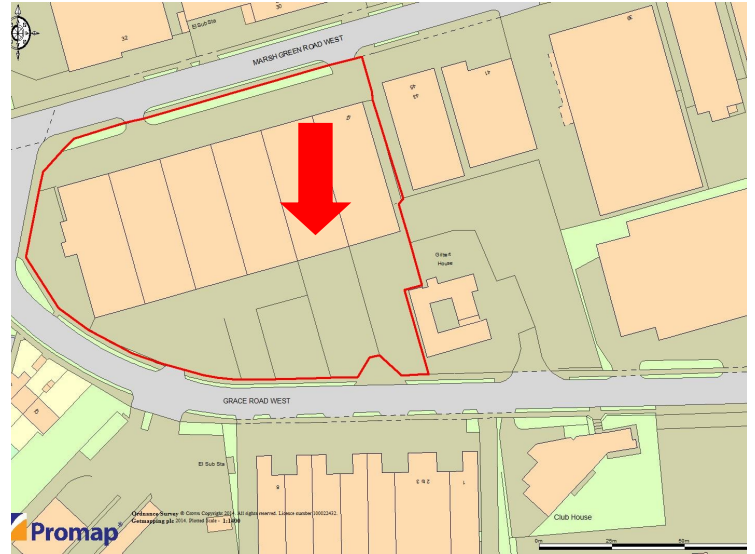
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking
Tel: (01392) 202203
Email: andrew@sccexeter.co.uk



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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