



To Let

Unit 4, Bridford Road, Marsh Barton,
Exeter, Devon, EX2 8QX

Viewing by prior appointment
with Jonathan Ling /
Andrew Hosking

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Prominent warehouse unit with fully-glazed showroom

In prominent position just off main route through Exeter's
main trading estate

Ground floor: 4,419 sq ft (410.5 sq m)
Mezzanine: 2,149 sq ft (199.6 sq m)

6 marked parking spaces

To Let: £28,500 per annum exclusive

Location

Bridford Road is situated at the heart of the Marsh Barton Trading Estate, Exeter's largest employment estate and the city's main location for trade and motor showrooms. Bridford Road leads directly off Trusham Road, the main road through the estate, and neighbouring occupiers include Market Carpets, Majestic Wine and Bathroom Village.

Description

The property is a mid-terrace unit which is currently fitted out with a showroom to the front beneath a mezzanine (offering storage above), and with full-height warehouse to the rear. To the front elevation there is a large plate-glass showroom frontage plus a loading door which is 3.1m wide x 4.3 m tall. The eaves height is approx. 4.7 metres, rising to 6.7m at the apex.

The showroom is fitted with spot lighting, wood-effect flooring and central heating, and there is fluorescent lighting to the warehouse and sodium spot lighting to the mezzanine.

There is a dedicated parking area to the front of the building with six marked parking spaces, plus ample turning and loading areas.

Accommodation

The unit has the following approximate Net Internal Areas:

Ground:	4,419 sq ft	(410.5 sq m)
Mezzanine:	2,149 sq ft	(199.6 sq m)
TOTAL:	6,568 sq ft	(610.1 sq m)

Lease Terms

The property is offered by way of a new lease on full repairing and insuring terms. The initial rent is £28,500 per annum exclusive, and other terms are by negotiation.

Business Rates

The unit is assessed as 'warehouse and premises' with a rateable value of £21,500 and the rates payable in the year 2021/2022 are understood to be £10,728.50.

Services

All mains utilities, including 3-phase electricity, are connected.

Energy Performance Certificate

Assessed in band D.

VAT

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

Legal Costs

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

Viewing & Further information

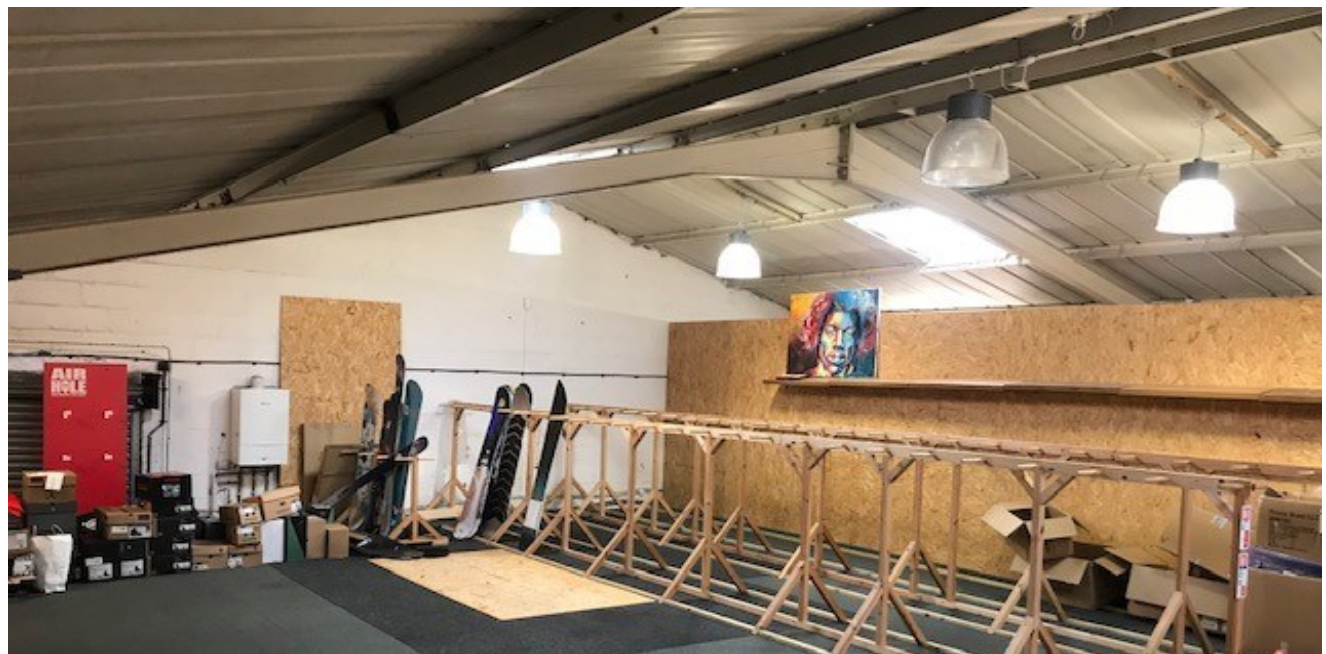
Strictly by appointment through the sole agents:

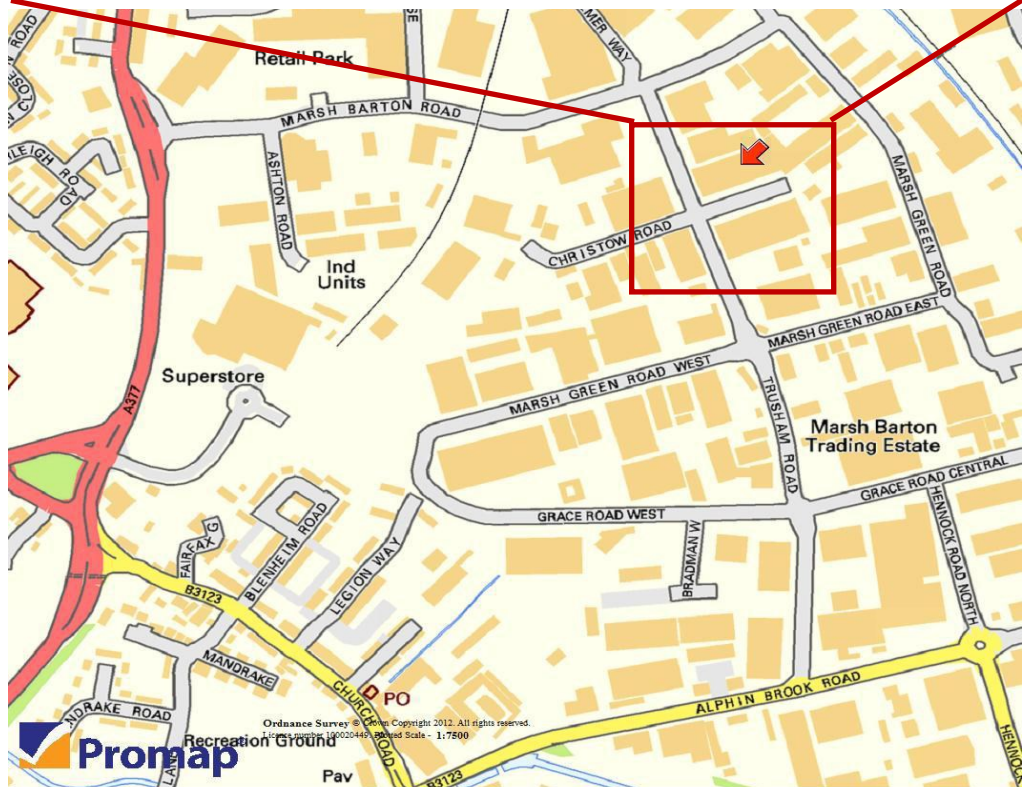
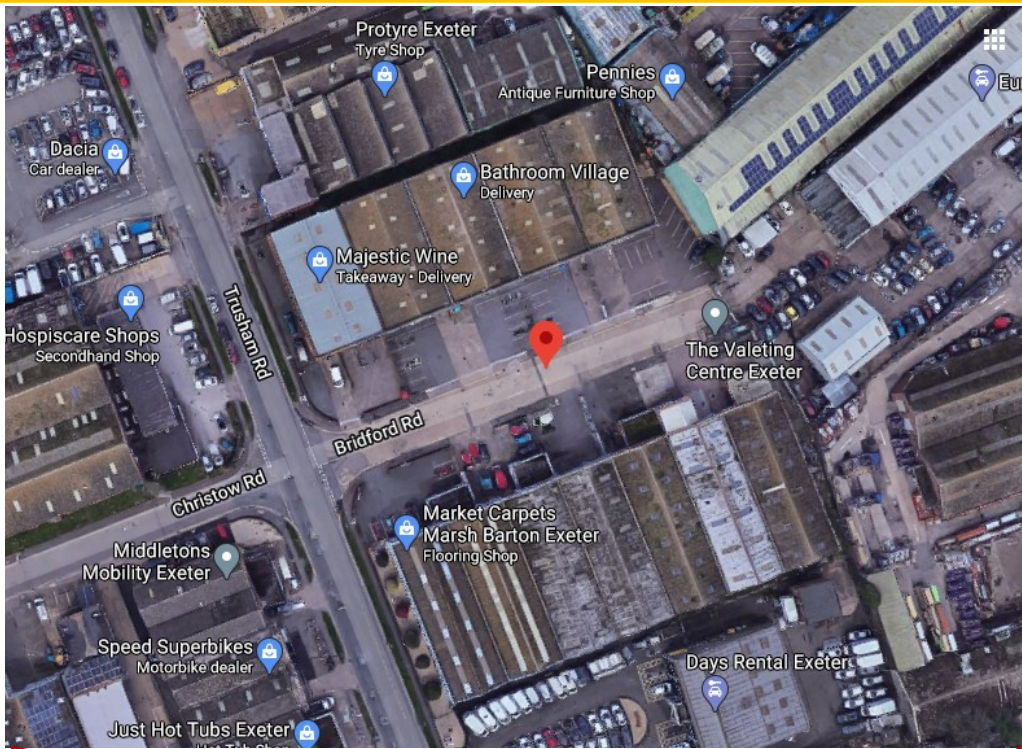
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