



# To let

## 4 Grace Units, Grace Road Central, Marsh Barton, Exeter, Devon, EX2 8QA

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Viewing by prior appointment  
with Andrew Hosking /  
Vicky Bandyszewska

**(01392) 202203**

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End of terrace warehouse/ industrial unit with large forecourt and self contained yard.

Unit comprises: two trade counter areas, warehouse and offices

Available immediately

To let: £45,000 per annum exclusive

## Location

The unit fronts Grace Road Central, 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 onto and off the estate.

Nearby occupiers include a new Travis Perkins Builders Merchants Depot which is currently under construction, Karcher and SHB Hire.

## Description

The unit occupies an end of terrace position with a large forecourt and self contained yard. The unit itself is constructed on a steel portal frame with brickwork and profile cladding elevations under a pitched roof. There are four concertina loading doors.

The unit comprises two trade counter areas, 1st floor offices, a mezzanine floor and WCs.

## Accommodation

The approximate gross internal areas are as follows:

### Ground floor

Warehouse	460.6 sq m	4,957 sq ft
Office	73.64 sq m	792 sq ft
Total	534.24 sq m	5,749 sq ft

### First floor

Office	54.9 sq m	590 sq ft
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Mezzanine	88.39 sq m	951 sq ft
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## Lease Terms

The property is available by way of a new full repairing and insuring sub lease at a rent of £45,000 per annum exclusive. All other terms to be agreed.

## Business Rates

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

Rateable value: £28,000

Rates payable (2020/2021): £13,750

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E104

## VAT

VAT is chargeable where applicable.

## Legal Costs

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

## Viewing & Further information

Strictly by appointment through the joint sole agents:

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

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