

PEPPER

C o m m e r c i a l

TO LET

MODERN BUSINESS TRADE UNITS

BELL HOUSE
Marsh Green Road
Marsh Barton Trading Estate
Exeter
EX2 8PT



A DEVELOPMENT OF 4 TRADE COUNTER UNITS
1,937.90 sq.m. (20,859 sq.ft.)

Ref 138rv1

01392 874209

5 Clyst Units, Hill Barton Business Park, Clyst St Mary, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The premises are well located on the Marsh Barton Industrial Estate, Exeter's principal business location. The Estate has excellent road links being close to junction 30 of the M5 Motorway and the A30 dual carriageway West to Okehampton and East to Honiton and London beyond. The A38 to Newton Abbot & Torbay is accessed on the Southern end of the estate. The city centre is some 2 miles distant and is serviced by the Park & Ride bus route, and rail connection. Established occupiers on the estate include most of the car franchise operators, together with the usual retail, builders' merchants, and trade outlets.

Bell House fronts Marsh Green Road, one of the principal routes through the estate. Unit 1 has been pre-let to YESSS Supplies. The location is some 200 meters from the Sainsburys food store and 100 meters from the Alphington Road Retail Park, whose occupiers include Dreams bedding store, Brewers Decorator Centre and Autoglass a vehicle windscreen replacement centre.

ACCOMMODATION

Brief details of the accommodation with approximate Gross Internal areas are as follows:

	Metric sq.m.	Imperial sq.ft.
Unit 1	542.58	5,840 – YESSS
Unit 2	523.15	5,631
Unit 3	372.26	4,007
Unit 4	500.58	5,388
TOTAL	1,938.57	20,866

PRINCIPLE FEATURES INCLUDE

- Totally re-clad existing steel frame
- Separate services
- Designated parking spaces
- HGV loading & turning.
- Rear roller shutter access
- Each unit with separate pedestrian access.

LEASE

The units will be available on new 15-year full repairing insuring leases with 5 yearly open market rent reviews.

RENT

The ingoing rent to be:

Unit 1 Now Let to YESSS Electrical
Unit 2 £62,000 p.a. (£11.00 p.s.f.)
Unit 3 £44,000 p.a. (£11.00 p.s.f.)
Unit 4 £59,250 p.a. (£11.00 p.s.f.)

PLANNING CONSENT

The property was granted full planning consent by Exeter City Council: 22/0890/FUL on 04.01.2023 Change of use from B8 (Storage and distribution) to Sui Generis mixed use B8 and E(a) (Storage and distribution and non-food retail)

Source: [Planning services - Exeter City Council](#)

ENERGY PERFORMANCE CERTIFICATE

The follow assessment has been made:

Unit 1	A+
Unit 2	A
Unit 3	A+
Unit 4	A

Source: <https://find-energy-certificate.service.gov.uk/>

BUSINESS RATES

We have gained the following information from the Valuation Office Web Site:

Unit 1 Rateable Value
Rates payable

Unit 2 Rateable Value
Rates payable

Unit 3 Rateable Value
Rates Payable

Unit 4 Ratable Value
Rates Payable

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LEGAL COSTS

Each party are to bear their own legal costs in any transaction.

VAT

All figures quoted are plus VAT.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of

Adam Parsons 07808 473248

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ap@peppercommercial.co.uk



IDENTIFICATION ONLY

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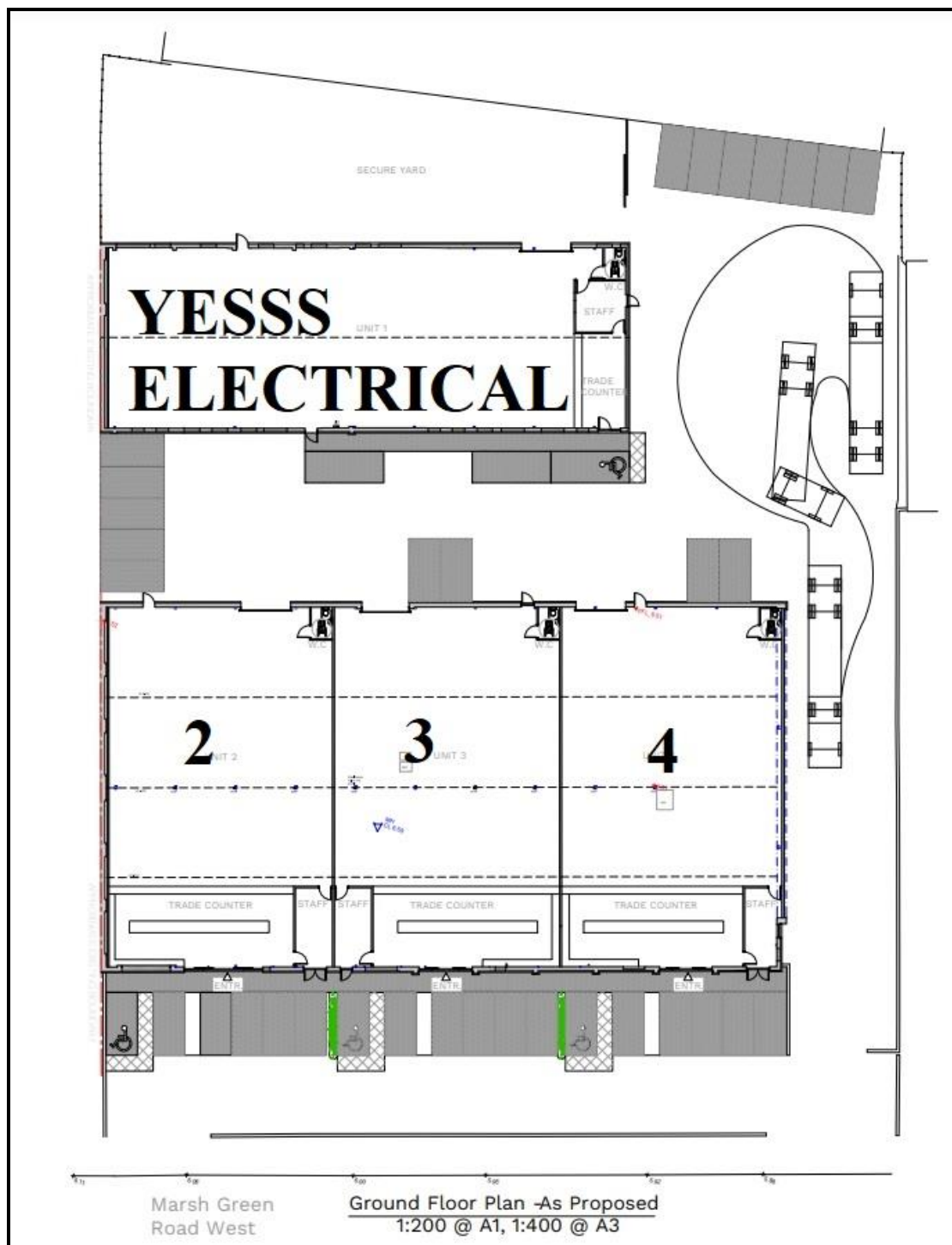


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