

PEPPER

Commercial

TO LET

WAREHOUSE / WORKSHOP

Approximately 901.60 sq.m. (9,704 sq.ft.)

14 MARSH GREEN ROAD
MARSH BARTON INDUSTRIAL ESTATE
EXETER
DEVON
EX2 8NY



RECENTLY TOTALLY REFURBISHED

Ref 0158

01392 874209

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

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C o m m e r c i a l

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. Established occupiers on the estate include most of the car franchise operators, together with the usual retail trade outlets.

The property comprises a recently refurbished detached double span concrete portal framed warehouse with part brick and clad elevations with each span at the front incorporating a full height electrically operated vehicle loading door together with separate pedestrian access. The roof is covered with insulated profile sheet steel panels incorporating translucent sections. There is a large secure yard to the rear and ample parking & access to the front. Internally the unit has been left clear with occupiers able to negotiate their own WC arrangements.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:-

	Metric	Imperial
Unit depth	24.40 m.	80'
Unit width	31.45 m.	103'2"
Additional rear section	134.22 sq.m.	1,444sq.ft.
Warehouse G/F	901.60 sq.m.	9,704 sq.ft.

PRINCIPLE FEATURES INCLUDE:

- Trade counter potential
- Recently totally refurbished.
- Excellent front loading.
- Secure rear yard.
- Electric powered access doors

LEASE

The property is available to lease on a new 6- or 9-year term with 3 yearly rent reviews.

RENT

An ongoing rental £67,500 p.a. (£6.95 p.s.f.)

VAT

All figures quoted are plus VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE / MEES

The property has the following energy assessment rating B (47)

BUSINESS RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £73,500

Rates payable: £37,632 p.a. (x 51.2p 2022/23)

YOU ARE ADVISED TO CHECK

[Find a business rates valuation - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

LEGAL COSTS

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

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C o m m e r c i a l

ap@peppercommercial.co.uk

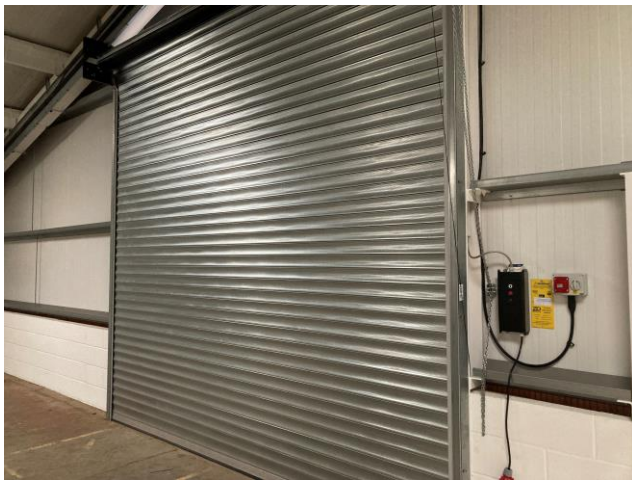
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