

PEPPER

Commercial

TO LET

WAREHOUSE & YARD

Approximately 607.40 sq.m. (6,538 sq.ft.)

4 GRACE UNITS

GRACE ROAD

MARSH BARTON INDUSTRIAL ESTATE

EXETER, DEVON

EX2 8QA



Ref 0121

01392 874209

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

PEPPER

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 steel portal framed warehouse with apexed roof under insulated sheet steel coverings incorporating translucent panels. To the front, internally, the present tenants have constructed a 2-storey office content with small mezzanine level. There is a front pedestrian entrance together with office area and W/C & Kitchenette facilities. The principal warehouse section has 2 sliding shutters access doors with a further 2 roller shutter doors opening out into the side yard area, which is enclosed by double gates and brick wall.

ACCOMMODATION

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

	Metric	Imperial
Unit depth	24.26 m.	79'7"
Unit width	22.02 m.	72'3"
Office on 2 levels	123.72 sq.m.	1,332 sq.ft.
Mezzanine	10.55 sq.m.	113 sq.ft.
TOTAL	607.40 sq.m.	6,538 sq.ft.

PRINCIPLE FEATURES INCLUDE:

- Main Road Frontage
- Trade counter potential
- Secure side gated side yard.
- Large front forecourt
- Sheet steel roof
- Excellent front loading.

LEASE

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

RENT

An ingoing rental £55,000 p.a. (£8.41 p.s.f.)

VAT

All figures quoted are plus VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating E

BUSINESS RATES

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

Rateable Value: £39,500

Rates payable: £19,710 p.a. (x 49.9 2024/25)

YOU ARE ADVISED TO CHECK

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

Adam Parsons 07808 473248

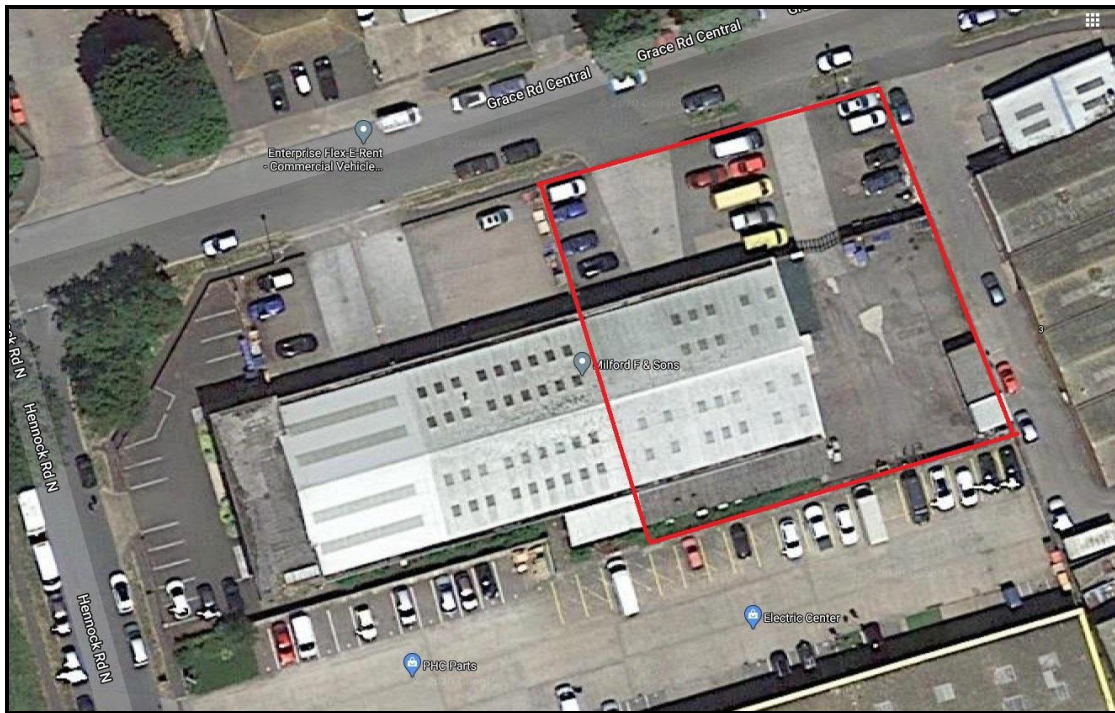
Details composed 01.05.2024

Tel: 01392 874209 Web: www.peppercommercial.co.uk
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