

PEPPER

Commercial

TO LET

HIGH BAY BUSINESS UNIT

Approximately 269.91 sq.m. (2,905 sq.ft.)

UNIT 7

6 MARSH GREEN ROAD

MARSH BARTON INDUSTRIAL ESTATE

EXETER, DEVON

EX2 8NY



Ref 173

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 steel portal framed warehouse with apexed roof under insulated sheet steel coverings incorporating translucent panels. The front elevation incorporates two full height roller shutter doors with a separate pedestrian access. Internally there is W/C & a roof mounted electrically operated rolling crane.

ACCOMMODATION

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

	Metric	Imperial
Unit depth	11.52 m.	37'9"
Unit width	23.43 m.	76'10"
TOTAL	269.91 sq.m.	2,905 sq.ft.

PRINCIPLE FEATURES INCLUDE:

- Totally reclad
- Dual HGV access doors
- Roof mounted rolling crane
- 7.5 m min eaves
- Allocated parking
- HGV Access & turning

LEASE

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

RENT

An ongoing rental £27,500 p.a. (£9.46 p.s.f.)

VAT

All figures quoted are plus VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating

BUSINESS RATES

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

Rateable Value: £18,250

Rates payable: £9,106 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 27.08.2024

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