

stratton
creber
commercial

property consultants



To Let

20 Marsh Barton Road, Marsh Barton
Trading Estate, Exeter, EX2 8NU

Viewing by prior appointment with
Jonathan Ling /Zack Dennington:

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Prominent warehouse/showroom unit

Fronting through road on Exeter's main trading estate

Ground floor: 2,755 sq ft (255.9 sq m)

Mezzanine: 886 sq ft (82.3 sq m)

Parking to front, loading to rear

To Let: £34,000 per annum exclusive

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Location

Situated at the heart of the Marsh Barton Trading Estate, Exeter's largest employment estate and the city's main location for trade and motor showrooms as well as an increasing diversity of retail and leisure operators. Marsh Barton Road is the main road onto the estate from the city centre, and connects with Trusham Road, the main road through the estate, close to the property. Nearby occupiers include Halfords, Protyre and Majestic Wine.

Description

An end-terrace unit which most recently traded as a kitchen showroom, comprising ground floor showroom, office, kitchen, WCs and rear storage area, plus additional showroom space on a mezzanine situated to the rear of the unit.

The building has brick/blockwork walls beneath a pitched roof which will be re-clad prior to lease commencement. Access is via glazed pedestrian doors to the front and loading doors from a shared service yard to the rear. There are upvc double glazed windows to front and side elevations.

There are well-appointed WCs (2 cubicles) and kitchen (with fitted appliances) beneath the mezzanine.

The unit has dedicated parking to the front plus shared rights over the service yard to the rear.

Accommodation

Ground:	2,755 sq ft	(255.94 sq m)
Mezzanine:	886 sq ft	(82.28 sq m)
TOTAL:	3,461 sq ft	(338.22 sq m)

Lease Terms

The property is offered by way of a new lease on full repairing and insuring terms. The initial rent is £34,000 per annum exclusive, and other terms are by negotiation.

Business Rates

Rateable value of £26,250, and the rates payable in the year 2026/2027 are understood to be £11,340.00 before any applicable reliefs.

Services

All mains utilities, including 3-phase electricity, are connected.

Energy Performance Certificate

Assessed in band B.

VAT

The property is elected for VAT, and therefore VAT is applicable to the rent.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

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