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PROPERTY CONSULTANTS

TO LET

Unit 1B Exeter Trade Park

Filmer Way, Marsh Barton, Exeter, EX2 8YX

Prominent industrial unit with large, secure yard - 30,579 sq. ft approx.

Location

Located south of Exeter City centre on the popular Marsh Barton Trading Estate, Exeter Trade Park is a modern warehouse and trade counter development.

The site can be accessed directly from Junction 31 of the M5 Motorway via the A30, which in turn links to the A377 Alphington Road.

M5



5 miles

Exeter

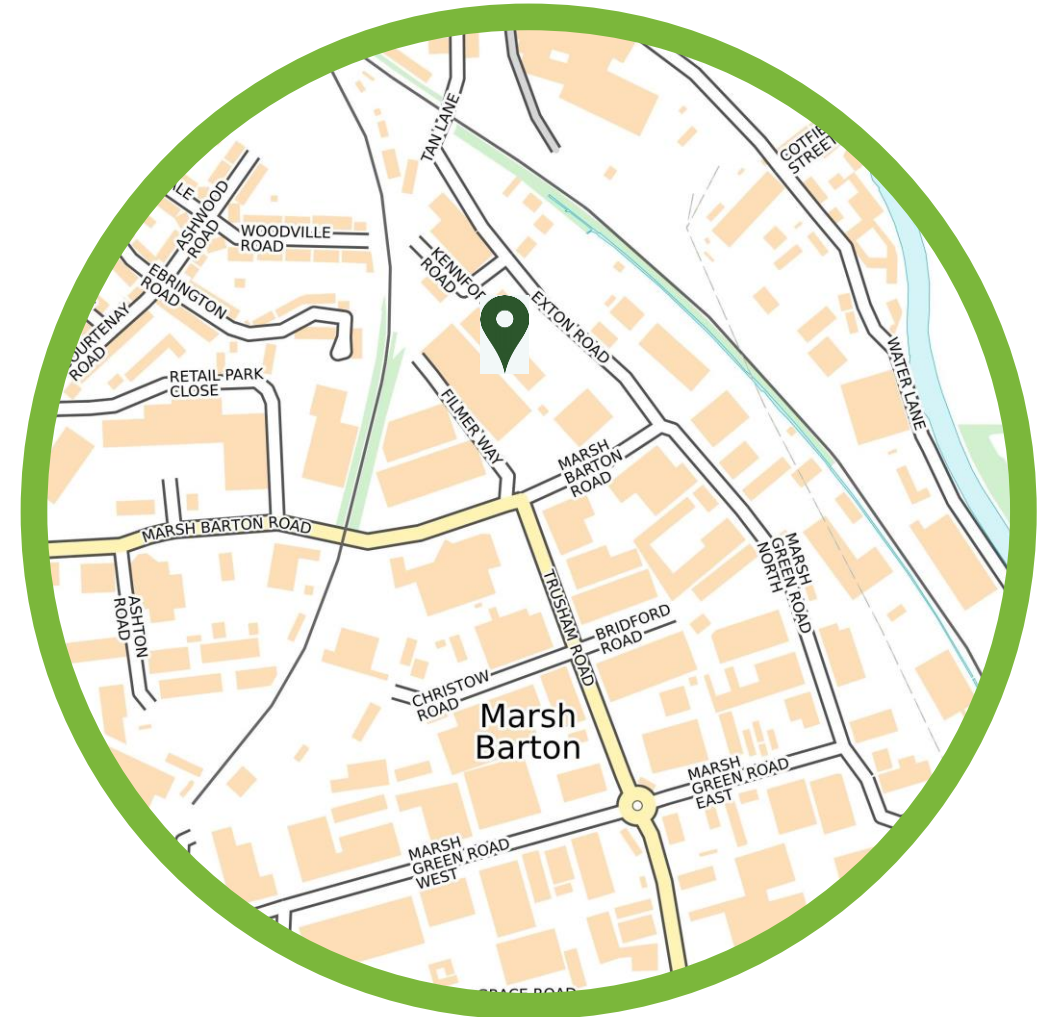


3 miles

Bristol



80 miles



Accommodation

Description

Unit 1B Exeter Trade Park is a prominent semi-detached industrial unit with an open plan warehouse area and two-storey office building, as well as a ground-floor trade counter, and loading via six surface level doors.

Externally, the property benefits from a large, secure yard area, as well as an additional area of hard-standing land that can be used for overflow car parking.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
Warehouse	28,120	2,612
Offices	2,459	228
TOTAL	30,579	2,840

Fully accessible
raised floors



Suspended
ceilings



Onsite
parking



Recessed
lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Industrial/Trade counter use, but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277888 or [Exeter City Council](#)

Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is C53, and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent/Purchase Price

The property is offered to let for £12.50/ sq. ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Date: February 2025

Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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