

**EXETER**  
**47 MARSH GREEN ROAD**  
**MARSH BARTON INDUSTRIAL ESTATE**

**EX2 8PN**



## **WAREHOUSING**

**IN TOTAL APPROX: 142.5 SQ M (1,534 SQ FT)**  
***AREA INCLUDES 2 INTERNAL OFFICES***

***OWN ENTRANCE & USE OF ADJOINING LOADING DOCK CAPABLE OF HANDLING 40FT VEHICLES***

# **TO LET**

***FLEXIBLE TERMS***

## **LOCATION & DESCRIPTION**

The property is situated in Marsh Green Road which runs off Trusham Road, the main through road of the Estate. Marsh Barton is the City's largest, busiest Industrial Estate and is situated approximately 2 miles from the City Centre with a regular minibus route and a Park & Ride Scheme. There is easy access via Bad Homburg Way to the ring road, M5 motorway and the Devon Express Way.

The property forms part of a larger warehouse building occupied by Wynot Limited and this unit has its own side access ramp to a roller door - 2.06 metres wide x 2.46 max height. It offers warehousing space with 2 internal offices.

## **ACCOMMODATION; with approximate measurements.**

Total internal area is approx:- 142.5 SQ M (1,534 SQ FT), with:-

Office 1. – 25.9 sq m with kitchenette area with sink unit and secure store area.

Office 2. – 18.8 sq m.

## **USE OF LOADING DOCK**

Please note:

The warehousing connects to a large loading dock area. If required Wynot Ltd can arrange for a tenant to have use of this loading dock for deliveries. The area measures 8.6 metres x 8.47 metres overall with a dock height of 1.03 metres. It offers excellent goods inwards area for larger loads and is capable of taking 40 ft lorries.



THE LOADING DOCK

The Tenants will also have use of the on site toilet facilities. There is restricted on site parking but on street parking is available on Marsh Green Road in front of the building.

## TO LET

A new Lease/Licence is offered on flexible terms at a rental of £12,000 pa exclusive. Rental includes maintenance and upkeep of communal areas, buildings insurance, and electricity\*

The Tenant will be responsible for their own business rates.

### **VIEWING**

By appointment with Turner Locker & Co.

Tel: 01392 201202 Fax: 01392 202044

Website: [www.turner-locker.co.uk](http://www.turner-locker.co.uk)

### **SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE**

*Misrepresentation Act*

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