

EXETER
MARSH BARTON
47 MARSH GREEN ROAD
EX2 8PN



SMALL OFFICE SUITE OF 2 ROOMS
37.7SQM (406 SQFT)

TO LET – FLEXIBLE TERMS
PARKING AVAILABLE

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.

The Offices are accessed via the main entrance at the front of the building.

ACCOMMODATION; with approximate measurements.

ROOM 1. - 2.7M X 3.4M = 9.2 SQM

ROOM 2. – 4.6M X 6.2M = 28.5 SQM

Total: 37.7 SQM (406 SQFT)

The Tenants will also have use of the on site toilet facilities.

PROPOSAL

A new Lease/Licence is offered on flexible terms at a rental of £3,300 pa exclusive. (£275 per month)

Rental includes heating, light, maintenance and upkeep of communal areas, buildings insurance.

The tenant is responsible for their own telecom costs and business rates.

RV:£ , Rates Payable (2008/09) * Small business relief may be available.

VIEWING

By appointment with Turner Locker & Co.

Tel: 01392 201202 Fax: 01392 202044

Website: www.turner-locker.co.uk

SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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