



Turner Locker
Commercial Property Consultants

MERRIOTT HOUSE
HENNOCK ROAD CENTRAL
MARSH BARTON
EXETER
EX2 8NJ



1st FLOOR OFFICE SUITE No 2
MODERN BUILDING WITH LIFT
5 CAR PARKING SPACES
TO LET
Approx
177 SQ M – 1900 SQ FT

Merriott House 1st Floor – Office No 2.

Location & Description

This modern commercial development is located at the Marsh Barton/Matford Business Park at Hennock Road Central. Located approximately 3 miles south of the City Centre, with easy links to the M5 and all major routes. The range of commercial & business users include a mix of light manufacturing, retail warehousing & showrooms, new car dealerships and offices.

Nearby occupiers include Toolstation, ALS Motor Spares, Graham Builders Merchants, Plumbase, Toyota/Lexus & Citroen dealers. This is a prominent building, in a prime business location offering high quality office accommodation, with lift to all floors, a security entrance system, staff facilities, and on site parking.



Areas are calculated on an approximate net internal basis.

FIRST FLOOR OFFICE SUITE No 2; 177 SQ M (1,900 SQ FT)

Open plan layout. Suspended ceilings with recessed high spec lighting.

Built in 2004, this modern property has a security entrance system, lift to all floors and mens/ladies/disabled toilets facilities.

LEASE TERMS, A new FRI Lease of negotiable term,

Commencing rental £15,500 per annum exclusive + VAT

Rates from VOA Website;-: RV £12,750 Approx Payable 2010/11: £5,280 to be confirmed.

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