



Turner Locker  
Commercial Property Consultants

## MERRIOTT HOUSE

HENNOCK ROAD CENTRAL  
MARSH BARTON  
EXETER  
EX2 8NP



2<sup>nd</sup> FLOOR OFFICE SUITE No 4  
MODERN BUILDING WITH LIFT  
5 CAR PARKING SPACES

**TO LET**

Approx

**177 SQ M – 1900 SQ FT**

## Merriott House 2<sup>nd</sup> Floor – Office No 4.

### 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.

### **SECOND FLOOR OFFICE SUITE No 4; 177 SQ M (1,900 SQ FT)**

Open plan 3 offices off, Staff Room /Kitchenette . 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 £14,250 Approx Payable 2010/11: £5,900.

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