



# Turner Locker

Commercial Property Consultants

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## EXETER 62-64 ISCA ROAD EX2 8BH



LIGHT INDUSTRIAL / WORKSHOP UNIT  
105.5 SQM (1,135 SQFT)  
OFFICE & STORAGE 77.6 sqm (835 sqft)  
PARKING / YARD

### TO LET

**62-64, ISCA RD, EXETER, EX2 8BH.**

## **LOCATION & DESCRIPTION**

The property comprises a range of basic industrial buildings with a walled forecourt parking area, Offices and workshop / store interconnect. There is central Heating and 3 phase electric. Isca Road lies off Haven Road with good access to the City Centre, Marsh Barton Trading Estate and the M5 motorway.

### Layout with approximate measurements;

From the front yard double doors open to a reception office 4.3m x 3.95m, leading through office 2; 4m x 3.2m.

Connecting to;

Inner work or storage area area; 5.57m x 5.4m with walk in cupboard.

A separate store; 5.55m x 3.2m.

Plus a staff kitchen, ladies and gents w.c.'s

**Total Office/Store Area 77.6 sq m (835 sq ft)**

Workshop / warehouse 14.75m x 7.15m with double doors to yard.

**Total Area 105.5 sq m (1,135 sq ft)**

In front of the property there is a walled yard/parking area and a small outside rear area.

## **PROPOSAL**

The property is available on a new lease, at a commencing rental of £11,750 pae + Insurance. Internal repairing terms & Tenant to keep the property both wind and water tight.

## **BUSINESS RATES**

Rateable Value No 62 £5,700 –No 64 £4,650

## **ENERGY PERFORMANCE CERTIFICATE**

Certificate Reference;

## **VIEWING**

By strict appointment with Turner Locker & Co - Tel: 01392 201 202

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