



Turner Locker Barnfield

Commercial Property Consultants

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Freehold Industrial Investment

BASKERVILLE HOUSE

GRACE ROAD SOUTH

MARSH BARTON

EXETER EX2 8QA



TWO INDUSTRIAL WORKSHOP UNITS

213.88 sq. m (2,301 sq. ft)



LOCATION

Baskerville House is well situated on Marsh Barton, Exeter's largest trading estate which supports some 500 business. According to the Local Authority the estate employs some 6,000 people and lies approximately 1 mile South of Exeter City Centre with quick and easy access to the M5, A30 and the City Ring Road.

DESCRIPTION

Baskerville House is a traditionally constructed single storey industrial building. The two units share a small secure gated parking area. for approximately 4 vehicles.

Please note the property is not directly visible from Grace Road itself but is accessed via a small roadway between two other buildings and has the additional benefit of being secured by a steel gate to Grace Road.

MEASUREMENTS (approximate)

Unit 1 -

Internal Width 6.31m Built Depth 16.82m

Total 106.23 sq. m (excluding substandard mezzanine store)



Unit 2 –

Internal Width 6.4m Built Depth 16.82m

Total 107.64 sq. m

Outside

Small communal shared yard with allocated car parking area

**Total Gross Internal Floor Area
of Buildings 213.88 sq. m (2,301 sq. ft)**

Tenants

Unit 1 - CLC Group at £6,850pa WEF 21.08.19 for 5 yrs NB this tenant has been holding over but now has given notice to vacate in December 2025

Unit 2 – Messrs Moore Hodges & Jones at £6,850pa WEF 06.04.21 for 5 yrs expiring in April 2026

PROPOSAL

The property is being offered freehold subject to existing tenancies at a current rental of £13,700pa. we feel there is scope for rental growth on re letting or lease renewal. Offers in the region of £190,000 freehold are invited Note one tenant is vacating in December and landlord is not currently seeking a new tenant



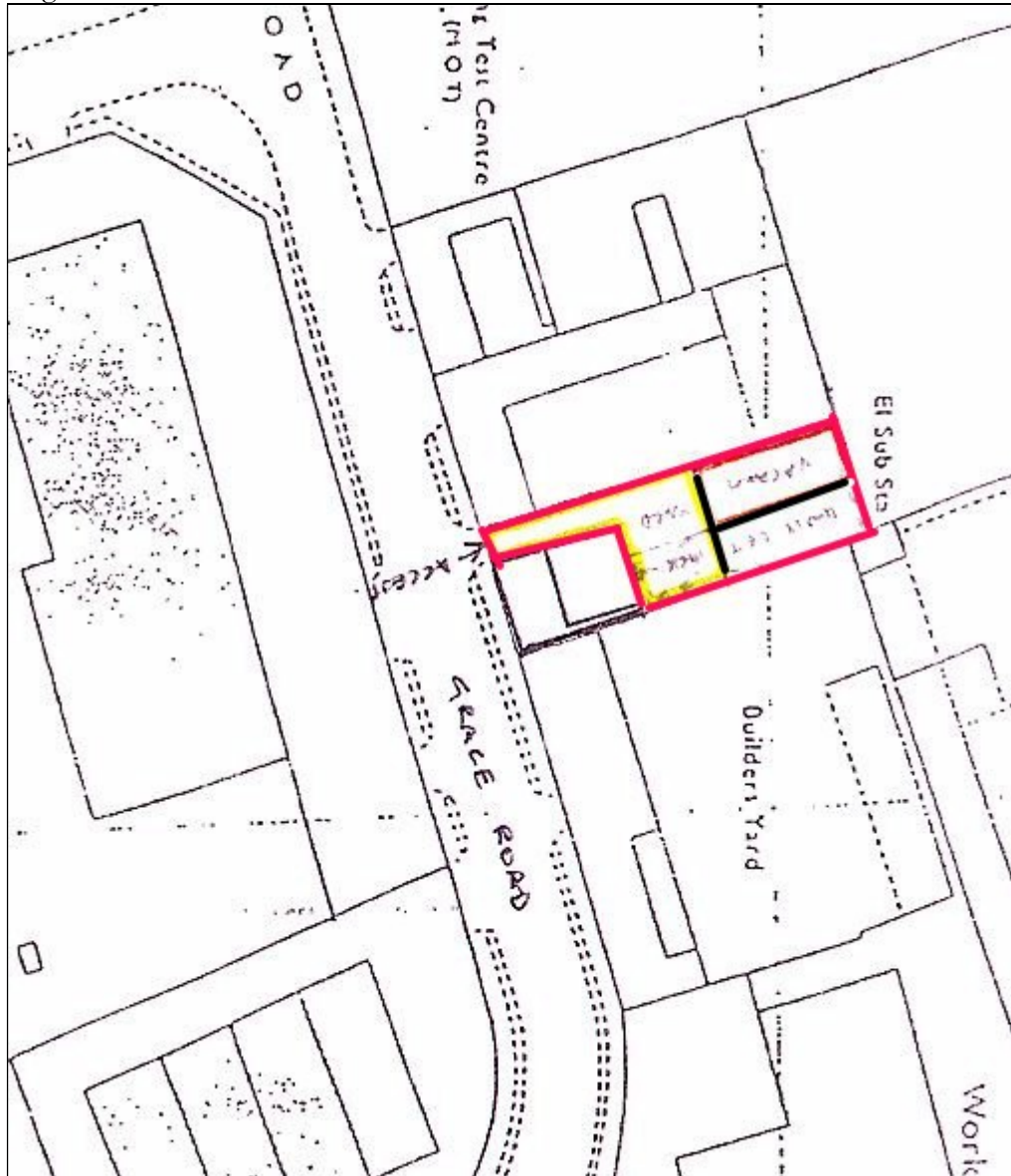
BUSINESS RATES – Taken from the Government VOA website.

Rateable Value:

Unit 1 £7,300

Unit 2 £7,300

Eligible for Small Business Rate Relief.



ENERGY PERFORMANCE CERTIFICATE

Rating: D



VIEWING

For viewings, please contact **Turner Locker Barnfield**

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SUBJECT TO CONTRACT

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