



Turner Locker

Commercial Property Consultants

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Unit 4 Grace Units Grace Road Central Marsh Barton Exeter EX2 8QA



**INDUSTRIAL WORKSHOP PREMISES
TO LET
596 SQ M (APPROX 6413 SQ FT)**



LOCATION & DESCRIPTION

The premises are well situated on Marsh Barton, the largest trading estate in Exeter which employs some 6,000 people and covers over 1.2 square miles, supporting over 500 diverse businesses including:

- retail trade outlets
- car dealerships and car rentals
- distribution
- industrial
- office buildings
- hi-tech premises
- builders' merchants
- engineering workshops

The estate is about 1 mile south of the City Centre with quick and easy access to the M5, A30 and the A38 Expressway via the Exeter Ring Road. The Matford Park and Ride bus service (Green Park & Ride) links the Marsh Barton Trading Estate to the City Centre.





MEASUREMENTS - Approximate

Main Unit is 22m x 22m (including cold stores) with two main 5m wide access doors and two secondary side doors circa 2m wide to secure the compound.

Two storey internal office building comprising of the following:

On the ground floor

Office1	5.14m x 3.42m
Gents & Ladies/DDA cloakrooms	
Office 2	4m x 3m with under stairs store & door to unit
Kitchen	3.61m x 3.25m with door to main unit

Stairs to first floor

Office 3	5.38m x 3.58m with window to main unit
Office 4	7.46m x 2.1m

Outside is a gated compound circa 280 sq m in addition to the large front parking apron approximately 15m x 45m.





TERMS

The property is being offered on a new lease of negotiable term at an initial



rental of £42,500 p.a. exclusive on full repairing and insuring terms.

RATES - Taken from the Government VOA website

Rateable Value £28,000

Rates Payable (approximate) £14,000

VIEWING

Viewings are by strict appointment with Turner Locker Barnfield

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SUBJECT TO CONTRACT

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