



# Turner Locker

Commercial Property Consultants

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**UNIT 1  
BASKERVILLE HOUSE  
GRACE ROAD SOUTH  
MARSH BARTON  
EXETER  
EX2 8QA**



**INDUSTRIAL WORKSHOP PREMISES  
TO LET  
107 SQ M (APPROX 1150 SQ FT)**



### **LOCATION AND DESCRIPTION**

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

The property forms half of a traditionally constructed single storey industrial building and recently a domestic appliance store.

### **MEASUREMENTS – approximate**

Internal width	6.4 m
Built depth	16.65 m with a cloakroom at the rear and a small
Mezzanine floor	2.6 m x 2.23 m

Outside is a small gated communal yard with parking for one vehicle.

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

### **TERMS**

The property is being offered on a new lease of negotiable term at a suggested initial rental of £6,850 per annum exclusive.

### **RATES – approximate**

Rateable Value:	£6400
Rates Payable:	£3072

Rates have been taken from the Government VOA website. You may be eligible for Small Business Rate Relief. Please check with the local council for further information.

### **VIEWING**

Viewings are by strict appointment with **Turner Locker Barnfield**

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### ***SUBJECT TO CONTRACT***

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.