



Turner Locker

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**UNIT 2
BASKERVILLE HOUSE
GRACE ROAD SOUTH
MARSH BARTON
EX2 8QA**



INDUSTRIAL WORKSHOP PREMISES

TO LET

999 SQ M / 1075 SQ FT



LOCATION

Unit 2 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

Unit 2 Baskerville House forms half of a traditionally constructed single storey industrial building. The two units share a small secure gated parking area.

Within the main unit is gas fired central heating, a cloakroom facility and small washroom area together with a small office constructed at the front of the property.

Outside is a small gated communal yard with parking for approximately 2 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 2 Baskerville House internal width: 6.46m Built Depth 16.63m
Including an office: 3.55m x 2.63m

PROPOSAL

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

BUSINESS RATES – Taken from the Government VOA website

Rateable Value: £6,400
Rates Payable: £3,142 (approximate)

You may be eligible for Small Business Rate Relief. Please check with the local council.



ENERGY PERFORMANCE CERTIFICATE

Rating: D

VIEWING

For viewings please contact **Turner Locker Barnfield**

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SUBJECT TO CONTRACT

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