

# HUDSON & CO.

## MARSH BARTON EXETER

### WORKSHOP/WAREHOUSE

**1489.10 sq m 16,025 sq ft**



**33, Marsh Green Road, Marsh Barton, Exeter EX2 8PN**

**\*Prominent location adjacent main estate road\***

**\*Convenient access to A30 and M5 / A38 via Grace Road Link\***

**\*Well specified clear span building with ample offices\***

**\*Rear yard and ample parking\***

**Flexible terms / Competitive rental\***

**TO LET**

**01392 477497**

### ***33, Marsh Green Road, Marsh Barton, Exeter EX2 8PN***

**LOCATION:** The property is situated in a prominent position close to the junction of Marsh Green Road and Trusham Road, one of the main estate roads on the Marsh Barton Trading Estate, approximately 2 miles south west of Exeter city centre.

Marsh Barton is Exeter's largest employment estate and also an important location for retailing, car sales, and trade counter businesses. Adjoining occupiers include the Skoda and Subaru dealerships, The Tile Clearing House, Multifoil and HSS Hire.

**DESCRIPTION:** The property forms a rectangular shaped site with an area of approximately 0.284 hectares ( 0.70 acres) on which there is a building constructed of steel portal frame construction with brickwork external walls, and elevations incorporating a high degree of glazing providing good natural day lighting. The roof is insulated and is of pitched asbestos cement construction and incorporates 10% translucent panels. To the front elevation there is a roller shutter-loading door and to the rear there are two further roller shutter-loading doors, all of which are electrically operated.

To the side of the building is a single storey extension, constructed of a flat felted roof brickwork walls with timber and glazed panelling and incorporating reception, offices, stores and staff amenities accommodation.

To the front of the property there is parking, part of which is elevated, and to the side there is a driveway, along which there is further parking, giving access to a rear concrete surfaced yard.

**ACCOMMODATION:** The building comprises the following approximate gross internal areas:

<b>Workshop:</b>	<b>1,274.07 sq m</b>	<b>13,709 sq ft</b>
<b>Offices / Stores:</b>	<b>175.41 sq m</b>	<b>1,888 sq ft</b>
<b>Boiler House / Stores:</b>	<b>39.71sq m</b>	<b>428 sq ft</b>
<b>TOTAL:</b>	<b>1,489.31 sq m</b>	<b>16,025 sq ft</b>

All areas are approximate

**SERVICES:** Mains gas, electricity (3 phase) water and drainage are connected.

**LEASE TERMS:** The property is offered by way of a new Full Repairing and Insuring lease at an initial rental of £59,000 per annum exclusive. The other lease terms are subject to negotiation.

**01392 477497**

**RATES:** The rates are assessed as:

**Description:** *Vehicle Repair workshop premises*

**Rateable Value:** £50,500.

Interested parties' should make their own direct enquiries of the billing authority to confirm rates payable as a change in occupation can sometimes influence the rating assessment and rates payable.

**EPC:** D

**PLANNING:** The property is currently used as a motor bodyshop under the B2 classification, in an area zoned for B1,B2 and B8 (Warehousing, Trade Counter and Industrial uses.)

Prospective occupiers should address their planning enquiries to Exeter City Council.

**Tel:** 01392 277888

**N.B:** VAT is not currently applicable to the rent on this property

**LEGAL COSTS:** Each party is responsible for their own legal costs incurred in this transaction.

**VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment

With the sole agents

**HUDSON & Co.**

Tel: 01392 477497 / 01548 831313

Contact: **DAVID EDWARDS / SUE PENROSE**

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract

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