

HUDSON & Co.

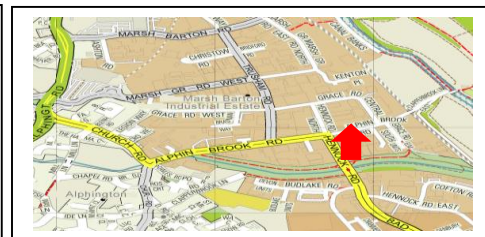
Available June 2015 Due to Re-Location

MARSH BARTON

EXETER

**TRADE COUNTER / SHOWROOM
WAREHOUSE / WORKSHOP & YARD**

325.27 sq m 3,500 sq ft



Grace Road Central. Marsh Barton. Exeter EX2 8QA

Former Speedy Hire Premises

Well-appointed Showroom / Trade Counter with Modern Warehouse

Adjoining Workshop – 65.05 sq m 700 sq ft

Secure Compound – 207.25 sq m 2,230 sq ft

TO LET

01392 477497

Grace Road Central, Marsh Barton, Exeter EX2 8QA

LOCATION: The property is situated in Grace Road Central on the popular Marsh Barton Trading Estate which lies approximately 2.5 miles south of Exeter City Centre.

Occupying a prominent position fronting Grace Road and adjoining other occupiers that include Hire Station, Superior Joinery and F Milford & Sons.

DESCRIPTION: Currently occupied by Safe Style Windows, who are re-locating, the property occupies a reasonable site area incorporating a front car park with parking for approx. 6 vehicles, and two main interconnecting buildings benefitting from a secure fenced compound, providing further parking, open storage and loading facilities.

Front Building: A steel portal framed unit with steel profile cladding and incorporating a Showroom / Trade Counter with a Warehouse to the rear.

Workshop: Fronting the yard and connecting with the warehouse, a useful workshop.

The principal features of the property include:

- Good working height to warehouse
- Ample parking
- Roller shuttering to Showroom windows and entrance with further roller shutter loading doors to the warehouse & workshop
- Gas central heating to ancillary areas
- Fire & Burglar Alarm system
- Concrete & tarmac surfaced and fenced compound with drainage gully

ACCOMMODATION:

Showroom / Trade Counter :	53.47 sq m	575 sq ft
Warehouse :	213.75 sq m	2,300 sq ft
Workshop :	65.87 sq m	708 sq ft
includes Office :	4.29 sq m	46 sq ft
Total :		3,583 sq ft

All dimensions and areas are calculated on an approximate gross internal area basis

OUTSIDE:

Front Car park :	Approx: 6 Car Spaces
Fenced Compound :	207.00 sq m 2,230 sq ft

SERVICES: Mains electricity (3- Phase), Water, Drainage and Gas are all connected to the property.

RATES:

Assessed as :	Workshop & Premises
Rateable Value :	£19,500

TERMS: The property is available on a new lease. Full details on application.

VAT: All figures are exclusive of Vat where applicable.

EPC: Energy Performance Rating C

COSTS: Incoming tenant to pay a reasonable contribution towards the Landlord's legal costs in preparing a lease.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the sole agents

HUDSON & Co. covering the South West
Contact: DAVID EDWARDS / SUE PENROSE
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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