

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

£1,795,000

2-4 Marsh Green Road North, Marsh Barton,
Exeter, Devon EX2 8NY

21,854 Sq Ft
(2,030.29 Sq

Summary

- Highly prominent industrial warehouse for sale
- Approx. 21,854 sq ft (2,030 sq m) over a site measuring 0.99 acres (0.40 ha).
- Located in close proximity to the recently redeveloped Exeter Trade Park
- Other nearby occupiers include Selco, Headlam Group, Easy Bathrooms, Kwik Fit and The Climbing Hangar
- Dual access of Marsh Barton Road and Marsh Green Road
- Yard to the rear
- Potential for redevelopment subject to the necessary planning consent

Location:

Marsh Barton is the largest trading estate in Exeter, covering over 1.2 square miles (3.1 km²). It supports over 500 diverse businesses including one of Europe's largest motoring centres, showrooms, builders merchants, and tool and plant hire.

The property is situated on Marsh Barton Industrial Estate which is located to the south of Exeter city

centre. The unit is positioned on Marsh Green Road North, close to its junction with Marsh Green Road Estate. Junction 31 which connects to the M5 is nearby, as well as access to the A30 and A38.

Description:

The property consists of a large and prominent industrial premises configured as two good sized warehouse units and offices plus yard to the rear. The property benefits from its highly visible position on a corner location which provides dual access off Marsh Green Road and Marsh Barton Road.

The warehouse accommodation provides a minimum eaves height of 3.84 m at its highest point to an apex of 5.96 m. The main warehouse fronting Marsh Green Road benefits from two loading doors with the largest measuring approx. 3.75 m x 3.51 m and also designated customer parking opposite the main sales office.

There is also a good sized yard located to the rear of the property which is accessible from both interconnecting warehouse units.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Offices	247.52	2,664
Warehouse 1	874.06	9,408
Warehouse 2	908.71	9,781
Total	2,030.29	21,854

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

An EPC has been requested and will be shortly available from the marketing agents.

Planning:

The amended use classes would mean this property could be used for B2 and B8.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £90,000 therefore making the approximate Rates Payable £49,140 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available Long leasehold from 7th November 2007 (108 years unexpired) at a ground rent payable of £200 per annum.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

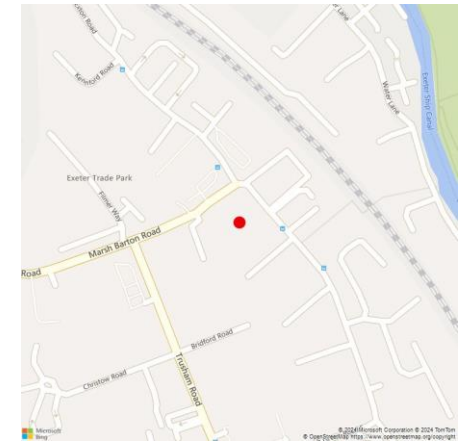
VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

Viewings strictly by appointment only.

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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