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PROPERTY CONSULTANTS

TO LET

# Former Grahams/Minster Premises

Junction of Alphin Brook Road & Hennock Road Central, Marsh Barton, Exeter, EX2 8RF

- Substantial trade-counter/warehouse premises with secure yard & parking
- Available as a whole or in part, from 8,709 sq ft – 32,895 sq ft (809 – 3,056 sq m)

\*Full brochure in production

# Key Details

## Location

The Premises are situated in a highly prominent position on the corner of Alphin Brook Road and Hennock Road Central, in the centre of Marsh Barton Trading Estate, Exeter's largest employment estate and premier trade counter and car sales location.

## Description

Steel portal frame warehouse/trade counter building with profiled steel-clad roof and concrete floor providing a 6m minimum eaves height, along with modern office content. Secure yard is provided to the rear, with parking to the front and side. The building is to be offered to the market in refurbished condition, with the addition of new profiled steel cladding to elevations. Please contact the marketing agent for further information.

The premises are available as a whole or can be split to provide the below sized units:

Whole: 32,895 sq ft (3,056 sq m)

Unit 1: 8,709 sq ft (809 sq m)

Unit 2: 12,701 sq ft (1,180 sq m)

Unit 3: 11,485 sq ft (1,067 sq m)

## Accommodation/Lease Terms

The premises are available by way of new lease(s) drawn on a full repairing and insuring basis, on terms to be agreed. For quoting rent, please contact the agent.

## Energy Performance Certificate

The EPC Rating is B49 and the full certificate can be provided on request.

For further information or to arrange an inspection, please contact the agents:



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