



680.24 m²
(7,322 ft²)



0.19 hectares
(0.46 acres)

Communications House



Marsh Barton
Exeter EX2 8QW



Industrial / Warehouse unit with yard and office space



Ideally located on the well-established Marsh Barton Trading Estate



Available For Sale or To Let

Location

The property is located on the established Marsh Barton Industrial Estate to the south of Exeter city centre. The property is positioned on Cofton Road, near to Bad Homburg Way, one of the main roads through the estate.

Description

The property comprises a detached industrial / warehouse unit together with associated external yard, providing storage, office and staff facilities. The property is built of steel portal frame construction with insulated profile metal cladding to the external elevations and roof.

The property is accessed via a glazed reception area and benefits from a roller shutter door to the eastern elevation (width of 4.47 m and 3.97 m height). The site area extends to 0.46 acres (0.19 hectares).

Accommodation

	m²	ft²
Warehouse	351.45	3,783
Ground Floor Office	162.64	1,751
First Floor Office	162.64	1,751
Reception	3.50	38
Total	680.24	7,322



Tenure

This property is available to let on a new lease for a term to be agreed. Alternatively, it is offered for sale at a price upon application.

EPC

We understand that the property has a valid Energy Performance Certificate (EPC) of D(83).

Business Rates

According to the Valuation office, the property has a rateable value of £41,750, with a rates payable of £20,457 per annum.

Legal

Each party is to pay their own legal fees incurred during this transaction.

Anti-Money Laundering

Anti-money laundering ('AML') legislation requires estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the vendor's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



Viewings

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

Katie Purrington

M: 07513 482451
katie.purrington@jll.com

Tim Western

M: 07711 851459
tim.western@jll.com

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed £1000. December 2023