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**MERRIOTT
HOUSE**

Unit 3 Merriott House, Hennock Road, Marsh Barton, Exeter EX2 8NP

TO LET



6,096 sq ft (566.30 sq m)



Ground floor trade counter unit with excellent visibility



DESCRIPTION

This well presented and glazed fronted unit makes an excellent trade counter space with ample storage to the rear. Highly prominent with good roadside visibility, the property has been allocated 10 parking spaces.

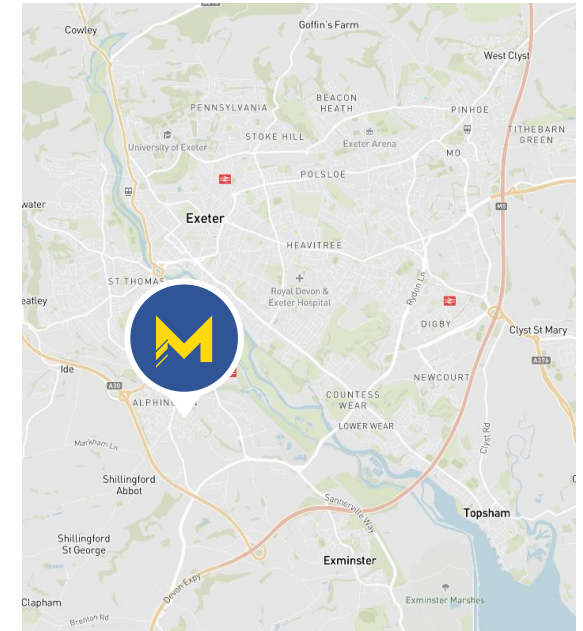
The trade counter benefits from glazed frontage and security shutters. The warehouses to the rear have an electric roller shutter door and minimum eaves height of 8.35m, rising to 9.6m

Considered suitable for a trade counter operation the flexible accommodation would be suitable for a variety of uses, subject to consents.

LOCATION

The property is located on Hennock Road, the main arterial route through on Marsh Barton Trading Estate, Exeter's largest employment estate. With its proximity to the city and easy access to the M5 it is a popular trading location and hosts many well established businesses.

Nearby occupiers include Screwfix, RGB Building Supplies, Bakers Yard and Hendy Honda.



Trade
counter



10
parking spaces



8.35m -> 9.6m
eaves height



Excellent
location

CONNECTIVITY



Located strategically at the intersection of the South West's major north-south (M5 and A38/A380) and east-west (A30) roads.



By rail – Exeter St David's destinations include London (2 hours), Bristol (1.25 hours) and Birmingham (2.5 hours). Exeter Marsh Barton station within 1 mile of the property.



By air – Exeter International Airport's destinations include major UK and European cities.



Well served by local bus lines and bike paths into and around Exeter City Centre.

ACCOMMODATION

The accommodation comprises the following areas, measuring in accordance with the RICS Code of Measuring Practice, on a Net Internal Area basis:

Space	ft ²	m ²
Showroom	1,695	157,47
Front Warehouse	1,801	167.29
Rear Warehouse	2,600	241.54
Total	6,096	566.30

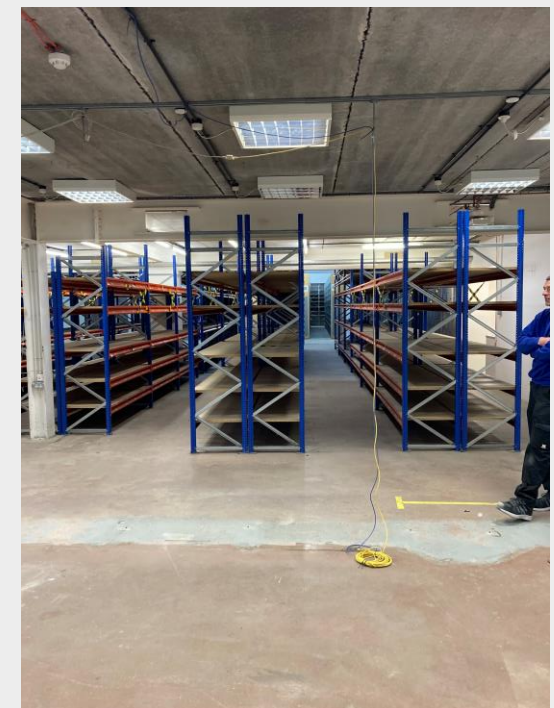
TERMS

The property is available by way of a new lease for terms to be agreed.

Please contact the agents for more information.



Showroom



Trade counter racking storage

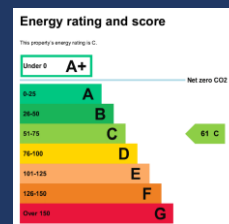
RATES

The rateable value for this property is currently £45,000, effective from April 2023. The rates payable are calculated at £22,050.

LEGAL COSTS

Each party to bear the costs incurred in the transaction.

EPC C: 61



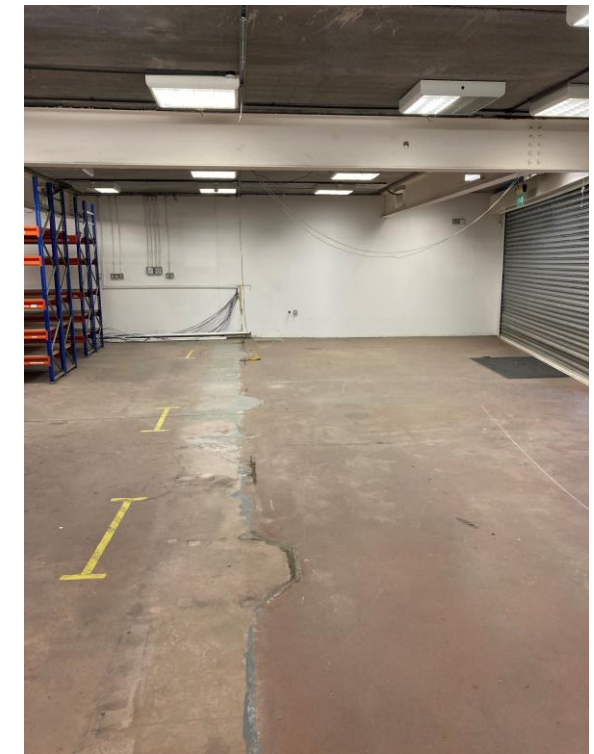
ANTI – MONEY LAUNDERING

Anti-money laundering ('AML') legislation require 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 seller's / landlord's agent(s).

This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



Rear high bay racking



Showroom



Showroom





VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole agents:

DISCLAIMER

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