

EXETER TRADE PARK

MARSH BARTON ROAD • EX2 8YX

BE PART OF EXETER'S
PREMIER TRADE PARK
READY TO OCCUPY
FROM JULY 2021

NEW TRADE & DISTRIBUTION UNITS
4,000 – 26,000 SQ FT



exetertradepark.co.uk



July 2021

Units built and available to occupy

Prominence

Highly visible onto Marsh Barton Road and Trusham Road

Mixed Uses

Trade, Industrial, Distribution, Automotive and Roadside uses

Demographics

Exeter has an estimated population of 128,900 and has a commuter catchment area of over 470,000 residents.

The immediate area is well established with approximately 4,877 registered businesses.

M5 J31

Just 3 miles from the national motorway network

Railway Station

Just 2 miles from Exeter St David's Station

DESCRIPTION

Exeter Trade Park is a new industrial/warehouse, distribution and trade counter development.

The scheme comprises a terrace of trade counter units fronting Marsh Barton Road with three industrial and distribution units situated to the side and rear of the site.

LOCATION

The site is situated south of Exeter City centre on the popular Marsh Barton Trading Estate. It is accessed via the A377 and north-west of the intersection between the A30, A38 and M5 motorway. It benefits from an extensive and prominent frontage to Marsh Barton Road and the northern end of Trusham Road. These roads form the principle access/egress to the trading estate and link Marsh Barton to the Matford Trading Estate.

The site can be accessed directly from Junction 31 of the M5 Motorway via the A30, which in turn links to the A377 Alphington Road and in turn with Marsh Barton Road.

The surrounding area is generally characterised by a mixture of retail, trade and automotive occupiers with Matford being home to the largest grouping of car dealerships in Europe.



This is a Computer Generated Image and details may vary.

DISTRIBUTION

Units from 21,000 - 26,000 SQ FT



This is a Computer Generated Image and details may vary.

TRADE

Units from 4,000 – 9,000 SQ FT



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KEY FEATURES

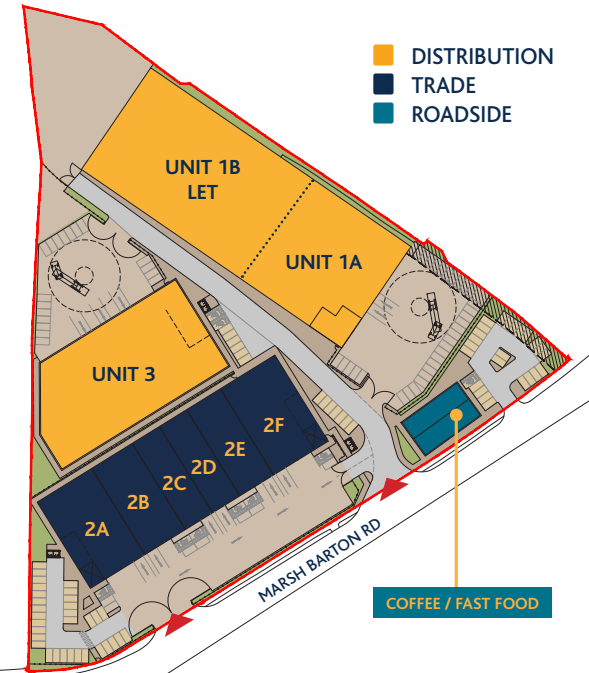
All units will benefit from:

- Constructed steel portal frame with insulated profiled steel cladding walls
- Approximately 10% translucent roof lights
- A surface level loading door & separate pedestrian access
- WC facilities
- Services include three phase electricity, water and gas
- B1, B2 & B8 uses

There will be three industrial/warehouse units situated to the side and rear of the site. Each unit benefits from its own large secure yard and car parking areas. Unit 1A will be extensively refurbished using the existing portal frame to provide high quality accommodation.

The terrace will comprise of six trade units. We can consolidate units where necessary to accommodate larger requirements. There will be ample car parking allocated to each unit.

ACCOMMODATION (GIA)	DISTRIBUTION		TRADE					
Unit	Unit 1A	Unit 3	Unit 2A	Unit 2B	Unit 2C	Unit 2D	Unit 2E	Unit 2F
Warehouse	16,906 sq ft	23,500 sq ft	7,600 sq ft	6,000 sq ft	4,000 sq ft	4,000 sq ft	5,000 sq ft	7,600 sq ft
Ground Floor (Office)	2,572 sq ft	-	400 sq ft	-	-	-	-	400 sq ft
First Floor (Office)	-	2,500 sq ft	1,000 sq ft	-	-	-	-	1,000 sq ft
Mezzanine (Storage)	2,443 sq ft	-	-	-	-	-	-	-
Total Area	21,921 sq ft	26,000 sq ft	9,000 sq ft	6,000 sq ft	4,000 sq ft	4,000 sq ft	5,000 sq ft	9,000 sq ft
Surface level loading door	2	3	1	1	1	1	1	1
Eaves height (to the haunch)	6m	10m	8m	8m	8m	8m	8m	8m
Floor loading (kN/m ²)	35 kN/M ²	50 kN/M ²	50 kN/M ²	50 kN/M ²	50 kN/M ²	50 kN/M ²	50 kN/M ²	50 kN/M ²
Yard depth	32m	35m	23m	23m	23m	23m	23m	23m
Car parking	30	25	52 spaces overall					





TERMS

Units are available by way of a new full repairing and insuring lease for a term to be agreed. Rent available on application.

LEGAL COSTS

Each party to bear their own legal costs associated with any transaction.

VAT

VAT will be charged on the rent at the prevailing rate.

ANTI MONEY LAUNDERING

The successful lessee/purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWINGS

For more information or viewing requests, please contact the joint marketing agents.



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. July 2020

Demographics source: Exeter City Council

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