

Quoting Rent:

Rent On
Application

The Property:

The premises comprises of an open plan warehouse with a two-storey office block, providing the following approximate Gross Internal Floor Area:

Warehouse:

28,120 sq ft
(2,612 sq m)

Offices:

2,259 sq ft
(228 sq m)

TOTAL

30,579 sq ft
2,840 sq m

Unit 1B Exeter Trade Park, Filmer Way, Marsh Barton, Exeter, EX2 8YX

Prominent, central Exeter location.
National trade occupiers nearby. Good
transport links.

Highlights

- **Recently Refurbished – Including New Roof**
- Established Trade Location
- Large Secure Yard
- 4.5m minimum eaves
- 6 Surface Level Loading Doors
- Additional Car Parking Available

The Location

Nearby Neighbours

- Selco Builders Merchants
- FPS Distribution
- GAP Ltd
- Easy Bathrooms
- Headlam Flooring
- Halfords

Connectivity

Junction 31 of M5
8 miles

Exter City Centre
2.4 miles

A30
1.3 miles

Amenities

- Large Secure Yard
- 4.5m Minimum Eaves
- Fitted Offices
- W/C & Kitchenette
- Multiple Surface Level Loading Doors

Description

Unit 1B Exeter Trade Park is a semi-detached industrial warehouse that has been built around a steel portal frame with a brand new insulated clad roof incorporating approximately 10% translucent roof lights.

The open plan warehouse area benefits from 4.5m (14ft 9") minimum eaves. There is a two-storey office block situated at the front elevation of the property which benefits from suspended ceilings, LED lighting, gas central heating, multiple WCs and a kitchenette.

Loading is provided via six surface level loading doors, with a mix of electric and manual, as well as a separate pedestrian entrance.

Externally, the property benefits from a large, secure yard, that provides external storage. There is an additional area of compact, hard-standing land adjacent that can be used for additional car parking.

Tenure

The property is available in by way of a new full repairing and insuring lease, subject to surrender of the existing lease.

Rent

Upon application..

VAT

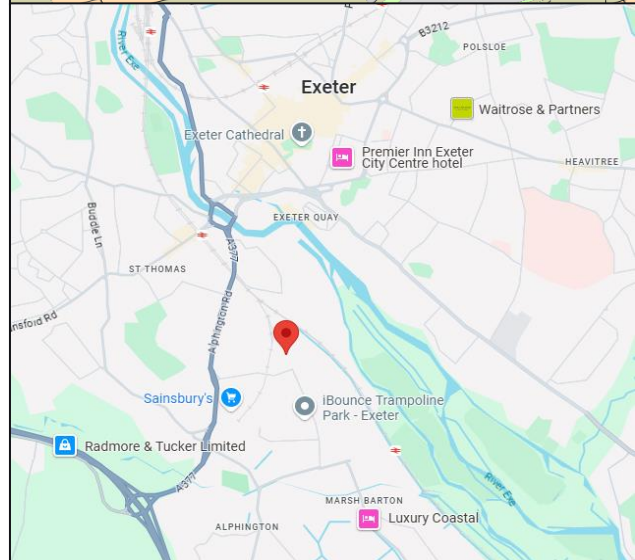
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

Available upon request.



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