

TO LET

Unit 2, Exeter Trade Centre

Silverton Road, Marsh Barton Trading Estate, Exeter, EX2 8LD

Prominent unit/ trade counter with excellent levels of parking – 4,056 sq. ft gross approx. (376.81 sq. m).

Location

Exeter Trade Centre is located on Silverton Road, 0.8 miles from Marsh Barton, Exeter's largest employment estate, trade counter and car sales location.

The property is conveniently located, with several bus stops nearby.

Marsh Barton's new train station is also just a short distance away, with regular services between Paignton and Exmouth, running through the heart of Exeter.

Junction 30 of the M5 is approximately 3.8 miles away.

Railway station

5-minute drive

M5

3.8 miles north-west

10–15-minute drive

Exeter

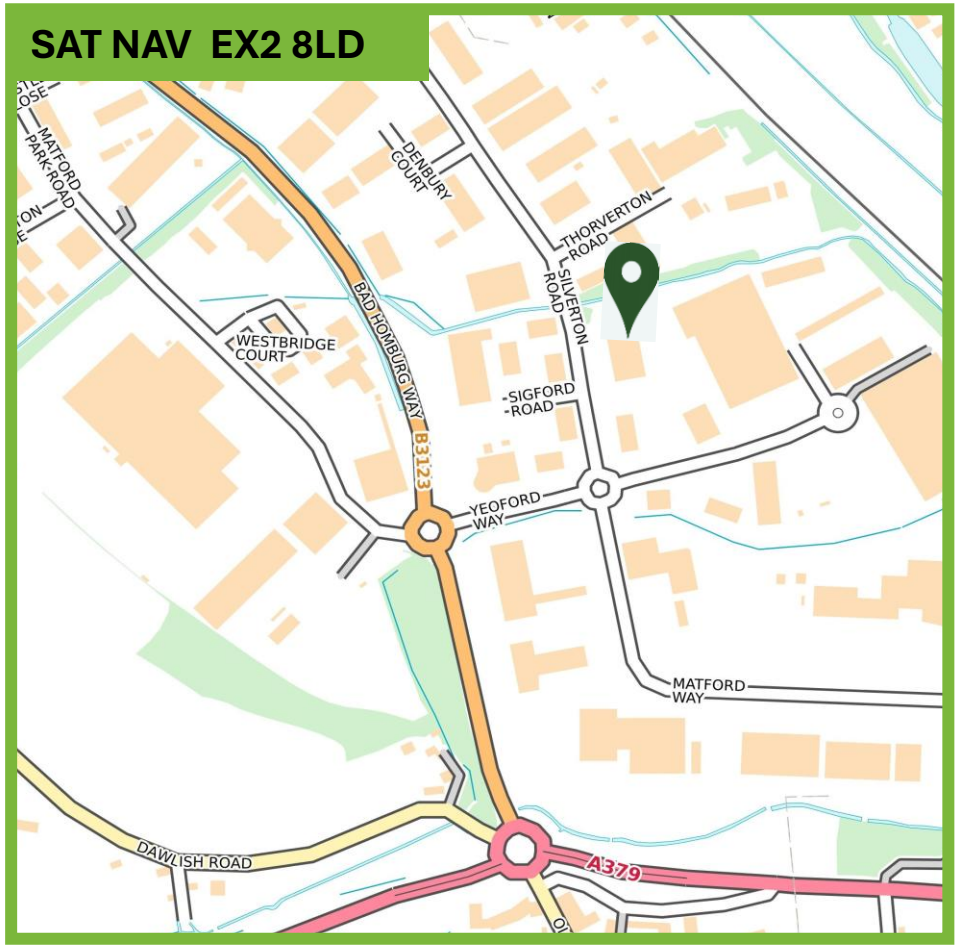
3 miles

10–15-minute drive

Bristol

80 miles

1hr 43-minute drive



Accommodation

Description
The property comprises a modern industrial/ warehouse and trade counter unit which has been redecorated to a high standard.

Internally, the property benefits from an open plan warehouse space.

The unit also benefits from:
- Office accommodation on the 1st floor
- Trade Counter/ Sales area facing the car park
- WCs
- Roller shutter door with access to rear yard

Parking
The accommodation has a total of 15 available parking spaces.

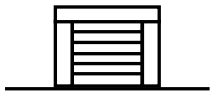
Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq. ft	sq. m
TOTAL	**4,056**	**376.81**



6.4m minimum eaves height

Surface level Doors



H: 3.4m
W: 4.62m

On-site parking



Recessed lighting



WC facilities



Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for uses under Class E, B2 and B8, but any occupier should make their own enquiries to the Planning Department of Exeter City Council.
Tel: 01392 277 888 or Planning services - Exeter City Council

Business Rates
The Rateable Value for the property (from 1 April 2026) is: **£40,760**
Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
www.voa.gov.uk.

Energy Performance Certificate
The EPC Rating is B46, and the full certificate can be provided on request.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020.**

Lease Terms
The property is available on a new full repairing lease with terms to be negotiated.

Rent
The property is offered to let for £54,756 per annum exclusive of VAT.

Legal Costs
Each party is to be responsible for their own legal costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent.
We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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

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AK Ref: DS/101836 **Date:** 10/2025 **Subject to Contract**



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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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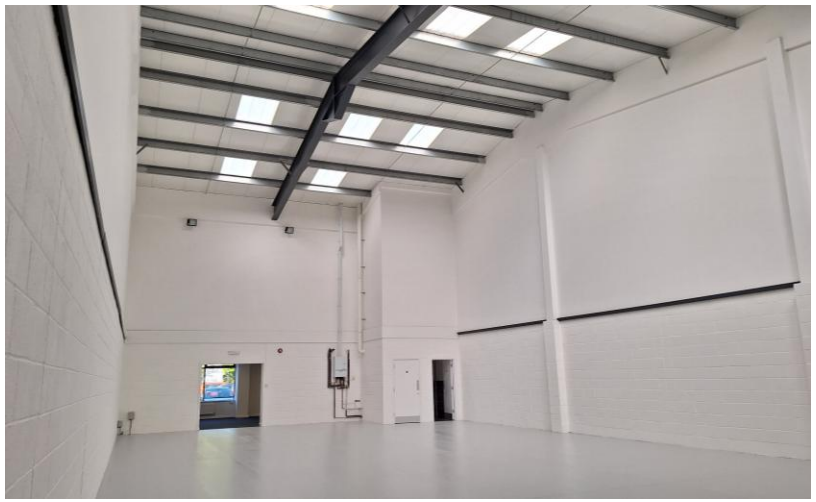









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